



## LANDSCAPE AND VISUAL IMPACT ASSESSMENT

### FINEDON ROAD INDUSTRIAL ESTATE

March 2022

**Heaton's**

**The Arc, 6 Mallard Way, Pride Park, Derby. DE24 8GX**

tel: 01332 949656 email: [consultants@heatonplanning.co.uk](mailto:consultants@heatonplanning.co.uk) web: [www.heatonplanning.co.uk](http://www.heatonplanning.co.uk)

Heaton's is the trading name for Heaton Planning Ltd.

– 12 Bridgford Road, West Bridgford, Nottingham, NG2 6AB. Registered No. 4786259

## Contents

1	INTRODUCTION .....	1
2	LANDSCAPE PLANNING .....	5
3	THE DEVELOPMENT PROPOSAL .....	7
4	LANDSCAPE EFFECTS .....	11
5	VISUAL EFFECTS.....	24
6	CONCLUSIONS .....	38

### DRAWINGS

Drawing LVIA/1	Landscape Character Assessments
Drawing LVIA/2	Aerial Photography
Drawing LVIA/3	Zone of Theoretical Visibility
Drawing LVIA/4	Viewpoint 1
Drawing LVIA/5	Viewpoint 2
Drawing LVIA/6	Viewpoint 3 (Annotated Photography)
Drawing LVIA/7	Viewpoint 3 (3D Model and Wireline)
Drawing LVIA/8	Viewpoint 4 (Annotated Photography)
Drawing LVIA/9	Viewpoint 4 (3D Model and Wireline)
Drawing LVIA/10	Viewpoint 5
Drawing LVIA/11	Viewpoint 6
Drawing LVIA/12	Viewpoint 7
Drawing LVIA/13	Viewpoint 8

### APPENDICES

Appendix 1	LVIA Methodology
Appendix 2	Landscape Planning Policy

Appendix 3	Landscape Baseline
Appendix 4	Method Statement for ZTVs
Appendix 5	Individual Viewpoint Assessment

## 1 INTRODUCTION

### 1.1 Introduction

1.1.1 This technical report assesses the potential landscape and visual effects of the proposed development comprising the erection of a Hydraulically Bound Mixtures (HBM) plant, parking provision and ancillary development at Finedon Road Industrial Estate, Wellingborough. Please refer to the Environmental Statement which describes the development proposal in detail.

1.1.2 This chapter is divided into the following sections:

- Introduction (Scope, Definitions and Methodology and Consultations);
- Landscape Planning Context;
- The Development Proposal;
- Landscape Effects;
- Visual Effects; and
- Conclusions.

### 1.2 Scope and Definitions

1.2.1 Paragraph 1.1 of the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) published by Landscape Institute and Institute of Environmental Management and Assessment (hereafter referred to as “GLVIA 3”) states that *“Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity”*.

1.2.2 Paragraph 5.1 of GLVIA3 describes how landscape effects are concerned with *“how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character”*.

1.2.3 Allied to this, paragraph 6.1 of GLVIA3 describes how visual effects are concerned with *“assessing how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements”*.

1.2.4 This assessment considers landscape and visual effects separately, although where relevant and appropriate, cross references may be made to the same features or elements.

### **1.3 Methodology**

1.3.1 The main source of guidance for this chapter has been GLVIA3 (*op. cit.*) and the method used in assessing landscape and visual effects is set out in Appendix 1.

1.3.2 Paragraph 3.23 of GLVIA3 describes how *“The EIA Directive and UK Regulations refer to projects likely to have significant effects on the environment. This means that identifying and describing the effects of a project is not enough in itself. They must also be assessed for their significance. This is a key part of the LVIA process and is an evidence-based process combined with professional judgement. It is important that the basis of such judgements is transparent and understandable, so that the underlying assumptions and reasoning can be understood by others.”*

1.3.3 “Major Effects” and “Moderate / Major Effects” identified in this chapter are regarded as *“significant”* in the context of the EIA Regulations.

1.3.4 The determination of significant effects follows the step-by-step process shown in Figure 3.5 of GLVIA3 and is based on the combination of the sensitivity of the receptor (susceptibility to type of change proposed and value) and the magnitude of effect (size/scale, geographical extent, duration and reversibility).

1.3.5 The nature of effects are also described, including:

- adverse or negative effects, relating to the loss, deterioration or reduction of baseline landscape and visual conditions;
- beneficial or positive effects relating to the addition, enhancement or enlargement of baseline landscape and visual conditions (or by virtue of good design); and
- neutral effects include those changes which are neither adverse nor beneficial, or where it is judged that there is a balance between adverse and beneficial (e.g. the proposal fits with existing character).

1.3.6 Mitigation measures, which are proposed to prevent, reduce and where possible offset any significant ‘adverse’ landscape and visual effects are also taken into account in the

consideration of overall effects.

- 1.3.7 This assessment incorporates the factors set out in the Landscape Institute's TGN 02/21 'Assessing Landscape Value outside National Designations', published in May 2021.
- 1.3.8 The Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development (hereafter referred to as "LI TGN 06/19") has also been referenced in this assessment as it sets out the basic types of visualisation that can be produced to support pre-application discussions and/or planning applications.
- 1.3.9 Initially a desktop study was undertaken to review the relevant publications, maps and plans relating to the area within which the proposed development would occur. This was followed by fieldwork at the application site and the surrounding 4 km study area (based on desk and field-based findings) in October 2021. During the site visits, the weather conditions were suitable for assessing all views for this assessment.
- 1.3.10 Use has been made of 3D computer models to generate Zone of Theoretical Visibility ('ZTV') maps of the development (as described in Appendix 4), to support the identification of representative viewpoints. The 3D models have also been used to create "Type 2" perspective views scaled to match the baseline photographs and presented alongside wireline mark-ups of the baseline photography, to show the position and scale of change (as defined in LI TGN 06/19).
- 1.3.11 "Type 1" annotated baseline photography is also included to show the extent or position of the site and other existing features to act as an aid in assessing landscape and visual effects (as defined in LI TGN 06/19). Photographs in 2021 were taken using a Canon 6D MKii digital camera and tripod. The camera was set to a focal length which is the equivalent of a 50mm lens for a 35mm format camera. The panoramic views consist of several photographic frames digitally merged using industry standard software.
- 1.3.12 Visual effects vary depending on light and weather conditions and also the time of day and time of year. Accordingly, this assessment takes account of the conditions in the photographs, but also considers alternative conditions and/or worse case, where relevant.
- 1.3.13 No technical difficulties were encountered in assessing the landscape and visual impacts of the proposed development.

## **1.4 Consultations**

- 1.4.1 The scope of the assessment has been determined through a combination of professional judgement, reference to relevant guidance documents and consultation with stakeholders through a formal EIA scoping process (as described in the Environmental Statement).
- 1.4.2 The EIA Scoping Opinion provided by West Northamptonshire Council on 26th November 2021 identified landscape and visual impact as an issue for consideration and the relationship with designated heritage assets and their settings, including the Grade I listed Harrowden Hall, the associated Grade II\* registered park and garden, Great Harrowden Hall and other heritage assets at Great Harrowden. A separate Cultural Heritage Assessment has been carried out to consider these aspects in more detail.

## **2 LANDSCAPE PLANNING**

### **2.1 Landscape Planning Context**

- 2.1.1 Full details of the planning policy context are contained in the Planning Statement. The relevant landscape-related policies are also set out in Appendix 2 of this report. These include policies within the National Planning Policy Framework (NPPF) and Planning Practice Guidance and the local development plan, comprising of the Northamptonshire Minerals and Waste Local Plan, North Northamptonshire Joint Core Strategy and the Plan for the Borough of Wellingborough.
- 2.1.2 The NPPF requires that planning policies and decisions ensure development is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (para 130) and protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside (para 174).
- 2.1.3 The application site is not located within or close to any national landscape designation, such as a National Park or Area of Outstanding Natural Beauty. As set out in the North Northamptonshire Joint Core Strategy, the site is located within the Nene Valley Nature Improvement Area (Policy 4) and a Sub regional Green Infrastructure Corridor (Policy 19) “The Nene and Ise Valleys” (Policy 20).
- 2.1.4 Northamptonshire Minerals and Waste Local Plan includes policies relating to waste development and requires potentially adverse impacts from the proposals to be avoided and / or minimised to an acceptable level. Built development should be of an appropriate design and layout that responds to the defining characteristics of the local area.
- 2.1.5 North Northamptonshire Joint Core Strategy requires development to be designed in a way that retains and enhances distinctive landscape character. Development should respond to the local topography, overall form and landscape setting of the local character area. Important views and vistas including skylines should be safeguarded, where possible.

### **2.2 Planning Permissions**

- 2.2.1 The Planning Statement also describes the planning history for the site. This includes an outline planning permission for industrial development which extended over the site



and former sports ground to the south in 1995 and areas of adoptable access roads and services for future industrial estate along Don White Road to the south in 2005 and 2006.

### 3 THE DEVELOPMENT PROPOSAL

#### 3.1 Introduction

3.1.1 Full details of the proposed development are described in the Environmental Statement.

3.1.2 The development proposal is for a new processing plant at Finedon Road Industrial Estate, Wellingborough. The plant would recycle non-hazardous IBA from two new energy recovery facilities in Bedfordshire and Leicestershire, which are currently under construction, into IBAA – a secondary manufactured aggregate resource.

3.1.3 In addition, the application area includes land to the south which is to be managed for biodiversity net gain.

3.1.4 The following items have been examined in detail due to their specific landscape and visual implications:

- construction and operation of industrial development up to c. 20 m in height on a 2.4ha vacant, managed grassland site within the extreme north-eastern area of Finedon Road Industrial Park;
- introduction of a 3m high clad fence along the eastern boundary, and retaining walls / palisade fencing on other boundaries, enclosing the plant's working area, with 0.15ha additional landscaping / planting of mixed scrub around the perimeters and 0.01ha of modified grassland at the site entrance;
- introduction of 2.24ha of built development (including IBA storage building, conveyors, screening and crushing stations, offices and welfare facilities) and additional hardstanding (including new product storage bays, access / circulation and parking); and
- the location of the site access and HGV movements associated with the transportation of material to / from the site; and
- management of 1.1ha of land to the south of the site for biodiversity enhancement, including roadside verge, strip of urban trees and the existing drainage basin.

## 3.2 Timescales and Permanency of Development

3.2.1 GLVIA3 refers to effects that last for less than 5 years as short-term, 5 to 10 years as medium term and those that last for 10 to 25 years as long term.

3.2.2 In view of this, the construction phases of the proposed development would be short term, being concluded within 6 to 12 months. Operational phases of the processing plant would be permanent, whereby the plant is proposed as a permanent waste recycling facility in this location. The areas of landscaping would be permanent and the commitment to biodiversity enhancement on land to the south would be long-term.

## 3.3 Design Development and Built-in Mitigation

3.3.1 The development proposals seek to mitigate any potentially adverse landscape and visual effects, either by avoidance, reduction or replacement / compensation; this is often referred to as the mitigation hierarchy. The proposals also incorporate a commitment for the management of land to the south for biodiversity net gain.

3.3.2 Appendix B (Locational Criteria) of the NPPW states that, in determining planning applications, waste planning authorities should consider landscape and visual impacts and the potential for design-led solutions to produce acceptable development which respects landscape character.

3.3.3 The approach to design development and built-in mitigation developed as part of the landscape strategy is summarised below:

- key landscape opportunities relate to the development being an extension of an existing industrial park and therefore the character of the wider local area is generally able to accommodate the proposed development without undue negative consequences to the baseline situation. The Midlands Mainline Railway also reduces the sense of tranquillity along the eastern boundary and the site has a simple, sloping topography (being previously made-ground / development plot);
- key constraints are mainly visual, due to potential, partial views for local residents at Home Farm to the north-west, users of the public right of way which follows the river floodplain east of the site and recreational visitors on the periphery of Finedon, on the rising valley slope to the east;
- the siting of the IBA storage building and associated buildings and infrastructure to

the north of the business park where the site levels are lower results in the building being set down and less prominent and the existing tree belt affording partial screening. A green colour treatment for the buildings would also ensure assimilation with the retained tree belt to the north, whilst the timber clad fence along the railway would provide screening of low-level elements;

- landscaping around the perimeters of the IBA facility would include new buffer strips and planting of mixed scrub / native hedgerow;
- additional management of land to the south would improve the condition of the existing habitats within the industrial estate for biodiversity net gain (road verge, urban trees and drainage basin); and
- the site is utilising existing transport infrastructure with an access point off Don White Road (rather than a new route).

### **3.4 Potential Sources of Landscape and Visual Effect**

3.4.1 Due to the location of the proposed IBA site, and its current managed grassland state (with some ruderal and scrub around the edges), there are limited existing elements and features on the site to be considered as part of the baseline for this assessment.

3.4.2 The main landscape and visual components of the proposed development include:

- retention and management of perimeter vegetation around the IBA site, with new planting and ecological enhancement (including the roadside verges, urban trees and drainage basin to the south);
- highways work to construct the new access point, additional access road and pavement;
- vegetation clearance of the existing managed grassland, ruderal and scrub; and
- construction and operation of the processing plant and associated site infrastructure.

3.4.3 These components would result in direct, minor effects upon landscape elements and features within the application site. The above changes would also influence the application site's appearance, aesthetic and perceptual aspects and therefore may also have potential effects on landscape character and the visual amenity of offsite

receptors in the immediately surrounding area. The spatial extent of landscape and visual effects of this proposal are local.

### **3.5 Potential Indirect Effects**

- 3.5.1 The main indirect effects would be from traffic generated from the development, as this would have a potential visual impact for other users of the local road network, and a general impact on the scenic quality of local views. However, impacts of this nature already exist as a result of the wider industrial park and it is not envisaged that the proposals represent a significant additional indirect visual impact for receptors positioned along the existing routes.

## 4 LANDSCAPE EFFECTS

4.1.1 As a result of the findings of the ZTV analysis, knowledge of the local landscape, and experience of similar projects, a study area of up to 3 km from the application site boundary has been adopted for this assessment.

### 4.2 Landscape Baseline

4.2.1 Baseline conditions for the application site and surrounding study area have been assessed and described below.

#### Character of the Landscape

4.2.2 Appendix 3 includes reference to the published national and local level landscape character assessments which are of relevance to the application site and surrounding area.

4.2.3 The site is located with National Character Area Profile: 89 'Northamptonshire Vales' which is described as *'an open landscape of gently undulating clay ridges and valleys with occasional steep scarp slopes. There is an overall visual uniformity to the landscape and settlement pattern'*.

4.2.4 Northamptonshire's Current Landscape Character Assessment was published in 2003. As shown on Drawing LVIA/1, this publication identified the site as being located within an urban area outside, but adjacent to, the identified landscape character areas. The boundary with "Landscape Character Type 17: River Valley Floodplain ((d) River Ise Floodplain)" follows the route of the East Midlands to London trainline directly east of the site. The boundary with "Landscape Character Type 4: Rolling Ironstone Valley Slopes ((g) Irthlingborough Slopes)" follows the development extent of Wellingborough directly north of the site. The boundary of "Landscape Character Type 4: Rolling Ironstone Valley Slopes ((f) Kettering and Wellingborough Slopes)" is located approximately 600m east of the site at its closest point.

4.2.5 The description of sub-character area (d) "River Ise Floodplain" of Landscape Character Type 17 refers *inter alia* to a gently sloping valley and floodplain which, despite being heavily influenced by the close proximity of large urban areas and associated infrastructure, the character area does retain some sections that have a rural character where the river is surrounded by vegetation, including flag irises and rushes. A varied character predominates throughout the floodplain landscape which includes a

combination of both arable and pastoral land, in fields of varying sizes, characterises the landscape.

- 4.2.6 The description of sub-character area (f) “Kettering and Wellingborough Slopes” of Landscape Character Type 4 refers *inter alia* to a gently rolling landscape of ridges and valleys orientated in a northeast to southwest direction. Wide views across surrounding landscapes are possible from the upper slopes, albeit woodland blocks intervene in a number of views. Views from the lower slopes are more channelled and contained.
- 4.2.7 The description of sub-character area (g) “Irthlingborough Slopes” of Landscape Character Type 4 refers *inter alia* to a series of valley and slopes orientated on a northeast, southwest direction which define the area. From the upper slopes of the character area, wide, uninterrupted open views are possible over the surrounding landscape, including views to surrounding urban areas which are often prominent on rising landform and ridgelines.

#### Summary of Landscape Attributes of Site and Immediate Surroundings

- 4.2.8 Drawing LVIA/2 shows a recent aerial photograph of the landcover within the application site and adjacent areas and Appendix 3 includes a summary of landscape attributes of the study area.
- 4.2.9 The site lies within the north-eastern extent of Finedon Road Industrial Park on the northern edge of Wellingborough. The IBA site is a rectangular development plot on lower valley ground, which slopes gently upwards from east to west / northwest, rising from approximately 50mAOD to 60mAOD with a large embankment on the western boundary. The IBA site consists of made ground which had been re-graded and filled with spoil from land to the south (in 2008/9) and has been managed as grassland (with some ruderal and scrub around the perimeters). The other parts of the site to the south include a roadside verge, urban trees and drainage basin for the estate.
- 4.2.10 The following elements are located around the boundaries of the application site:
- Midland Mainline Railway borders the eastern boundary of the site which comprises a slightly raised landform to facilitate the railway tracks. Vertical railway gantries run along the extent of the railway line;
  - A mature tree belt (which is subject to a Tree Preservation Order) is adjacent to the northern boundary of the site and continues along the entirety of the northern

border of Finedon Road Industrial Park, following the gradient of the rising valley slope;

- Don White Road runs along the southern boundary of the site with an additional leg running west of the site, providing an additional access road to the industrial development west of the site;
- the wider extent of Finedon Road Industrial Park extends approximately 600m to the west and 1.5 km to the south / south-east of the site which comprises, *inter alia*, of industrial sheds, hardstanding and outdoor storage sites of varying scales;
- Home Farm is located c400m north-west of the site boundary, beyond the tree belt. The farm is surrounded by medium to large scale agricultural fields and is accessed off The Slips minor road which runs parallel to the northern site boundary; and
- the River Ise flows in a general north to south direction c200m east of the site beyond the Midlands Mainline Railway and is bordered by mature trees and hedgerows.

4.2.11 In addition to the agricultural land to the north, there are several designated heritage assets associated with the village of Great Harrowden on elevated ground (86m AOD) at c1km to the north-west including Grade I listed Harrowden Hall and the associated Grade II\* registered park and garden (currently golf course).

4.2.12 Finedon village is located over 1km to the north-east on the opposite upper valley side (80m AOD) and there are other built elements in the surroundings including a wind farm to the east of Burton Latimer village.

#### Aesthetic and Perceptual Aspects

4.2.13 The aesthetic qualities of the application site and local area are summarised in Appendix 3, being divided into the main categories identified within recognised guidance<sup>1</sup>.

4.2.14 The IBA site lies on the edge of an existing, medium scale industrial park. Beyond the site to the north and east are medium to large scale agricultural fields. The Midlands Mainline Railway is a medium scale linear feature extending north to south. Being on

---

<sup>1</sup> Landscape Character Assessment – Countryside Agency and Scottish Natural Heritage (2002) – Paragraph 5.12



east sloping ground, the site is more open to the east and visible from rising ground on the other side of the valley side, albeit with the existing tree belt to the north of the site provides partial screening. In the wider area, the undulating landform and woodland cover creates a variety of enclosure, with the hill tops possessing wide open views in many cases.

- 4.2.15 The IBA site itself is a simple, managed grassland site with some ruderal and scattered scrub, but overall limited diversity. The wider landscape is more diverse with industrial development, residential development, agricultural fields and farmsteads, the Midlands Mainline Railway and the River Ise. The site is generally smooth, consisting of a vacant development plot and mostly managed grassland. The existing industrial park is angular with horizontal and vertical planes and straight lines and comprises busy movements, in varying degrees, during working hours.
- 4.2.16 The IBA site is mainly muted greens from the managed grassland. The tree belt to the north is darker green, with grey tarmac following the southern boundary of the site. The wider industrial estate has predominately grey buildings, but with other colourful elements from vehicles and signage. There are also road verges and urban trees which provide linear green and brown strips and corridors throughout the estate.
- 4.2.17 The IBA site, and immediate setting of the industrial park, is balanced in the context of forming part of the wider extent of Wellingborough urban area. The landscape to the north and east of the site which comprises undulating agricultural fields, farmsteads and small settlements is relatively balanced, albeit broken up by the Midlands Mainline Railway running through the landscape, and the urban influences of Wellingborough.
- 4.2.18 The existing industrial park comprises an organised pattern of industrial development and access roads. Agricultural fields and properties to the north and east of the site and surrounding areas are also in a generally organised, with medium to large scale field patterns, albeit the Midlands Mainline Railway is discordant with the underlying pattern.

#### Classification of the Existing Site and Immediate Surroundings

- 4.2.19 The analysis of existing landscape attributes has concluded that the study area is generally consistent with the published key characteristics in the various aforementioned documents at the beginning of this appendix.
- 4.2.20 At a local level, the application site is classified as being “Urban land”, but on the edge

of “Farmed River Valley Floodplain and Slopes”.

#### Trends and Change

4.2.21 The site benefited from outline planning permission for industrial development and accordingly the existing managed grassland is considered to be an interim landscape element until such time that a viable project can be identified and the appropriate planning consents obtained.

4.2.22 The description of local distinctiveness, landscape condition and landscape change within the adjacent “Type 17: River Valley Floodplain” landscape type included reference to the following:

- *the condition and visual appeal of the landscape varies and is very much dependent on the influence that urban features have on the landscape and views to them;*
- *the decline of hedgerows and overall gappy appearance creates a sense of fragmentation to the landscape, despite some areas retaining more traditional floodplain characteristics such as pollarded willow trees.*

4.2.23 The description of local distinctiveness, landscape condition and landscape change within the adjacent “Type 4: Rolling Ironstone Valley Slopes” landscape type included reference to the following:

- *larger settlements and urban areas have seen rapid expansion in recent decades, leading sometimes to insensitive development on their fringes, which can have a negative impact on local landscape character.*

#### Landscape value

4.2.24 As noted above, the application site does not form part of any national valued landscape designation, such as a National Park or Area of Outstanding Natural Beauty (AONB).

4.2.25 Table 1 below provides further summary analysis of the criteria and factors that influence landscape value (taken from GLVIA3, Box 5.1 op. cit.), as they apply to the site and wider study area.

4.2.26 The landscape value of the application site, an area of made ground/managed

grassland, within an urban area and part of an existing industrial park, is low. There are no landscape designations or demonstrable physical attributes that elevate its value, and the landscape is fundamentally altered by the previously earthworks, presence of man-made structures and industrial activities.

- 4.2.27 The more rural landscape beyond the site boundary to the north and east is of medium – community to local authority value. Although there are no landscape designations within this area, the Nene and Ise Valleys Sub regional Green Infrastructure Corridor extends along the river (to the east). Whilst the River Ise provides a physical point of reference in the river floodplain, it is not easily visible within the landscape being enclosed by mature trees and vegetation. Large scale intensive farming has altered the historic field patterns of the river valley slopes and lowered their overall landscape value. Due to the presence of the established industrial park, the areas immediately adjacent to the site have an ‘urban fringe’ character.
- 4.2.28 The cluster of designated heritage assets and their settings associated with the Grade I listed Harrowden Hall, the associated Grade II\* registered park and garden and other heritage assets at Great Harrowden at c1km to the north-west are of national value.
- 4.2.29 “Type 4: Rolling Ironstone Valley Slopes” landscape type is considered to have community value, whereby the landscape is not designated or judged to be of equivalent value, but is valued at a community level by local residents and recreational visitors. The condition of the landscape is generally good. Hedgerows and woodlands, which represent key landscape features, are on the whole well managed and maintained. Individual landscape features, such as wind turbines, water towers and church spires, can be seen across wide areas when sited on raised ground.
- 4.2.30 “Type 17: River Valley Floodplain” landscape type is considered to have local authority value, whereby the landscape is not designated or judged to be of equivalent value, it is part of the Sub regional Green Infrastructure Corridor, as well as being valued by local residents and recreational visitors. In the rural areas located away from the influence of large settlements, the scenic quality of the landscape improves in areas. Landmark features are relatively limited, although where they do occur, trees and woodland provide important vertical elements. Other landmarks are limited to occasional prominent church spires on the edge of the floodplain, such as at Finedon.

**Table 1 Analysis of Factors Influencing Landscape Value**

Landscape Element	Description
Natural Heritage	The site is not covered by any ecological designations. The mature treeline to the north is subject to a Tree Preservation Order Area (ref: A/1000/0104).
Cultural Heritage	The IBA site and industrial estate does not offer a variety of time depth. However, there is a statutory designated heritage asset at the Grade II* Listed Great Harrowden Hall Registered Park and Gardens, located roughly 750m northwest of the site and Harrowden Hall itself is Grade I Listed but is over 1.3km from the site. Finedon village Conservation Area and the Grade I Listed St Mary's Church is located over 1.8km to the northeast.
Landscape Condition	<p>The landscape condition of the application site represents that of an urban area, comprising made ground within an existing industrial area with no individual landscape features of merit, other than the urban trees on land to the south and the TPO tree belt to the north.</p> <p>The condition of "Type 4: Rolling Ironstone Valley Slopes" landscape type to the north of the site is generally good. Hedgerows and woodlands, which represent key landscape features, are on the whole well managed and maintained.</p> <p>The condition of "Type 17: River Valley Floodplain" landscape type to the east of the site is more varied and very much dependent on the influence that urban features have on the landscape. In the rural areas located away from the influence of large settlements, the scenic quality of the landscape improves.</p>
Associations	No evidence of artistic or literary associations with the application site or immediately surrounding study area has been noted as part of this assessment.
Distinctiveness	The made ground / managed grassland within an existing industrial area is not considered to be rare. However, the floodplain landscape is distinctive within the local area.
Recreational	<p>The site itself does not have any recreational value due to its location with the industrial park.</p> <p>In the surrounding area, experience of the landscape contributes to the recreational use and enjoyment of the rights of way and minor roads, in particular the public right of way TK21/TH8/TH6/UL35 which follows the route of the river valley</p>

	<p>floodplain south to Wellingborough and Holly Walk Pocket Park located on the south eastern edge of Finedon.</p> <p>The Nene and Ise Valleys Sub regional Green Infrastructure Corridor aims <i>inter alia</i> to provide leisure and recreational opportunities and support the revitalisation of towns and the protection and enhancement of their surrounding countryside.</p>
Perceptual (Scenic)	<p>The IBA site itself has low scenic quality given its existing managed grassland state and its location on the periphery of an industrial park, adjacent to the railway.</p> <p>The minor road corridors, hedgerows and mature trees, with managed agricultural land (grassland / pasture), small farmsteads and properties to the north and east are of a typically moderate scenic quality, albeit with urban fringe characteristics. However, localised variation comprising the intervening man-made structures including settlements, the railway gantries and power lines detract to varying degrees .</p> <p>“Landscape Character Type 4: Rolling Ironstone Valley Slopes” refers to “<i>Where present, woodlands combine with the undulating topography to give visual containment and a more pronounced sense of intimacy. This contrasts with the elevated valley sides, where open views over wide areas have a more open character</i>”.</p> <p>“Landscape Character Type 17: River Valley Floodplain” refers to “<i>Woodlands within the landscape, combined with surrounding valley sides, create a sense of enclosure in places, resulting in a more intimate scale landscape</i>”.</p>
Perceptual (wildness and tranquillity)	<p>The site itself has no wildness and limited tranquillity, albeit it appears derelict / vacant plot. The wider industrial park has busy movements, to varying degrees from vehicles and plant, during working hours and would not be perceived as tranquil.</p> <p>The minor road corridors, hedgerows and mature trees, with managed agricultural land, small farmstead and properties to the north and east have their tranquillity affected by the Midland Mainline Railway and urban fringe location.</p>
Function	<p>The site does not provide a particular or recognised spatial function, although it is located within an established industrial park, which had outline planning consent for development and clearly bounded by the mainline railway line and a protected tree belt.</p>

### 4.3 Prediction of landscape effects

4.3.1 As described in paragraph 5.34 of GLVIA3, landscape receptors that may be affected by the scheme include the overall character and key characteristics, individual elements

or features and specific aesthetic or perceptual aspects.

4.3.2 Landscape effects can occur during the initial, temporary construction phases as well as permanent operation of the plant.

4.3.3 The assessment of significance of residual landscape effects is carried out for each effect thought likely to occur and for the relevant receptor that may be altered by the scheme.

#### Criteria

4.3.4 The criteria for assessing the significance of residual landscape effects (i.e. after built-in mitigation) are described in GLVIA3 and set out in Appendix 1. They are based on the combination of sensitivity (susceptibility of the receptor to the change proposed and the value attached to the receptor) and magnitude of change (size and scale, geographical extent and duration and reversibility).

4.3.5 As described in paragraph 5.56 of GLVIA3, at opposite ends of the spectrum, the following may apply to landscape effects:

- major loss or irreversible negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest significance; and
- reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value are likely to be of the least significance and may, depending on the circumstances, be judged as not significant.

#### Physical Disturbance of Individual Elements and Features

4.3.6 The physical disturbance of individual elements and features resulting from the proposed development occurs at the site level only, i.e. within the application site.

4.3.7 The sensitivity of elements and features within the application site to the proposed development is low due to the following:

- low susceptibility of the development plot which is currently managed grassland, located within an urban area and able to accommodate the proposals whilst

maintaining the baseline landscape character; and

- low value of the application site.

4.3.8 The magnitude of change upon individual elements and features during construction and operational phases would be medium for the following reasons:

- medium level of landscape change where the development would be more prominent, but would not change the balance or composition of the wider urban landscape / industrial park;
- medium extent of landscape change whereby half of the managed grassland in the northern part of the industrial park would be affected; and
- the duration of construction work would be short-term, with subsequent establishment of the processing plant being permanent.

4.3.9 There would be no loss of valued landscape elements or features within the urban landscape as a result of construction work and operation of the processing plant. Landscape mitigation proposals are also built into the development scheme, including retention of tree belt to the north and new buffer strips of grassland and planting around the perimeter, as well as ecological enhancement to the road verge, trees and drainage basin to the south.

4.3.10 Thus, the potential effect relating to the physical disturbance and changes of landscape elements and features would be no more than moderate to minor and neutral.

#### Alterations to Aesthetic and Perceptual Aspects

4.3.11 Changes to aesthetic and perceptual aspects of the existing landscape would occur principally within the application site and its immediate landscape setting, with effects on the wider landscape setting being limited by the nature of surrounding landform, vegetation and intervening man-made structures (refer to the 'Visual Effects' section in this chapter).

4.3.12 The sensitivity of aesthetic and perceptual aspects of the application site and its immediate setting to the type of change proposed is low due to the following:

- low susceptibility, whereby the landscape is able to accommodate the development without adverse effects, considering the influence of the established

industrial development, settlement areas and Midlands Mainline Railway; and

- low value of the existing urban landscape. The adjacent more rural landscapes (Rolling Ironstone Valley Slopes and River Valley Floodplain) are of medium landscape value, however, given the existing industrial development, the wider landscape is already influenced by man-made structures and management interventions.

4.3.13 The magnitude of change to the aesthetic and perceptual aspects during construction and operational phases of the processing plant within the application site and its immediate landscape setting would be medium for the following reasons:

- medium level of landscape change as although the proposed development would be more prominent than the existing managed grassland, the introduction of enclosure from vertical and horizontal forms and vehicle movements would not change the composition/balance of the overall urban landscape/ industrial park. Aspects of the immediate 'urban fringe' landscape setting would be unchanged (the industrial area, Midlands Mainline Railway corridor and agricultural fields and farmsteads);
- geographical extent would be medium as the existing industrial aesthetic and perceptual aspects would be added to, rather than altered. The proposed processing plant and boundary details would increase the level of enclosure of the site, which is currently vacant; and
- the duration of construction work would be short-term, with subsequent establishment of the processing plant being permanent.

4.3.14 There would be no loss or significant alteration of valued aesthetic and perceptual aspects as a result of construction work and operation of the processing plant. Landscape mitigation proposals would be built into the development scheme, including a green colour for the buildings to assimilate with the retained tree belt.

4.3.15 Thus, the potential effects upon aesthetic and perceptual aspects would be no more than moderate to minor and neutral.

#### Alterations to Overall Character and Key Characteristics



4.3.16 The alterations to overall landscape character and key characteristics result from a combination of changes to physical elements and features and the changes to the aesthetic and perceptual aspects of views/inter-visibility. Such effects occur both within the application site and its immediate landscape setting (and these are considered together).

4.3.17 At a local level, the proposed development would not alter the existing “Urban land” landscape classification which covers the site or the “Farmed River Valley Floodplain and Slopes” around the edges.

4.3.18 The sensitivity of the adjacent “Landscape Character Type 17: River Valley Floodplain” and “Landscape Character Type 4: Rolling Ironstone Valley Slopes” to the changes proposed is low to medium due to the following:

- low susceptibility. These mainly agricultural areas are already recognised as being heavily influenced by the proximity of the large urban settlements of Wellingborough and Kettering; and
- the landscape areas are considered to have medium value, whereby the landscape is not designated or judged to be of equivalent value, although the River Valley Floodplain is part of the Sub regional Green Infrastructure Corridor of the Nene and Ise Valleys (and of local authority value).

4.3.19 The magnitude of change to the overall landscape character within the adjacent “Landscape Character Type 17: River Valley Floodplain” and “Landscape Character Type 4: Rolling Ironstone Valley Slopes” during construction and operation would be negligible to slight for the following reasons:

- the size or scale of change to the character type as a whole would be negligible, as the proposed development does not encroach upon this area and is well-contained within the urban landscape. Key features of these landscapes (the flat floodplain and broad valley slopes, agricultural fields, village settlements and small linear copses and mature hedgerows) would be unaltered by the proposed development. The proposals would cause little to no change in the composition / balance of the overall landscape character types;
- The geographical extent would be negligible (both in terms of physical disturbance and changes to views) as the development does not encroach on either character types, being confined to the urban landscape area; and

- the duration of construction work would be short-term, with subsequent establishment of the processing plant being permanent.

4.3.20 The nature of change resulting from the proposed development is considered to be neutral due to the currently defined 'urban' landscape character.

4.3.21 The potential effect relating to the overall 'urban' landscape character within the site and upon the adjacent "Landscape Character Type 17: River Valley Floodplain" and "Landscape Character Type 4: Rolling Ironstone Valley Slopes" would be no more than negligible.

#### Cumulative landscape effects

4.3.22 No other proposed or consented developments were identified within the study area and potential cumulative landscape effects have therefore not been considered any further in this assessment.

#### Summary Statement of the significant landscape effects

4.3.23 Overall this assessment has not identified any significant (major or moderate/major) landscape effects as a result of the proposed development.

## 5 VISUAL EFFECTS

5.1.1 A study area of up to 3 km surrounding the application site has been adopted for this visual assessment, based on the interpretation of the ZTVs described below, knowledge of the site and experience of similar projects.

### 5.2 Visual Baseline

5.2.1 Baseline conditions for the application site and surrounding study area have been assessed and are described below.

#### Visual receptors

5.2.2 Paragraph 6.13 of GLVIA3 defines visual receptors as people living in the area; people who work there; people passing through on road, rail or other forms of transport; people visiting promoted landscapes or attractions; and people engaged in recreation of different types.

5.2.3 Initially, it is necessary to define the extent of visibility both within and outside the application site and how it relates to potential receptors. Drawing LVIA/3 shows ZTV analysis of the proposed building mass. This has been prepared using LSS software (McCarthy Taylor), in accordance with the method statement in Appendix 4.

5.2.4 The ZTV assessment is limited to subtended vertical angles above  $0.25^\circ$ . Areas with less than this theoretical angle were considered unlikely to generate significant effects. Furthermore, the ZTVs are based on a bare terrain; that is, the computer model does not include any vegetation, offsite structures or other buildings. As a result, the extent of theoretical visibility would be reduced when surrounding intervening vegetation, is taken into consideration. These elements are considered in the main assessment of changes to views, where appropriate.

5.2.5 The general theoretical visibility of the proposed development can be summarised as follows:

- the area of visible vertical angle above 3 degrees is restricted to approximately 0.3 km around the application boundary including part of Finedon Road Industrial Park, the Midlands Mainline Railway, the River Ise and public right of way UL35 and areas of surrounding agricultural fields;
- the area of visible vertical angle between 1 and 3 degrees typically extends for 1

km to the north, east and south east, including additional parts of Finedon Road Industrial Park, the Midlands Mainline Railway, the River Ise and public right of way UL35 and additional areas of the surrounding agricultural fields; and

- the areas of visible vertical angle of between 0.25 and 1 degree extends for approximately 3.8 km to the north, 3km to the north east, 3 km to the south east and 2.8 km to the south west including further parts of Finedon Road Industrial Park and other minor roads around Wellingborough, the Midlands Mainline Railway, public rights of way and properties (such as Home Farm, Westfield Lodge) and areas within the settlements of Finedon and Burton Latimer.

5.2.6 Key potential visual receptors in the area covered by the ZTVs therefore include the following:

- inhabitants of settlements, such as parts of Wellingborough, Finedon and Burton Latimer;
- local residents within individual properties and farmsteads such as Home Farm to the north west, Furnace Cottages to the north, Westfield Lodge to the north east and Hillside Farm to the east;
- users of the Midlands Mainline Railway;
- users of the local road network (including cyclists) connecting villages and settlements such as The Slips, Harrowden Road, Finedon Road/Wellingborough Road, Station Road, Furnace Lane and Sidegate Lane. Also Don White Road, which runs along the southern site boundary; and
- users of the Public Rights of Way located within the wider surroundings.

5.2.7 In order to provide proportionality within the assessment and to focus on likely significant effects, the following visual receptors which are not substantially covered by the ZTV and/or have restricted visibility identified during the fieldwork due to vegetation or other features, are not considered in any more detail in this assessment:

- inhabitants of the settlements of Great Harrowden and Little Harrowden, Oringbury and Isham;
- local residents within individual properties and farmsteads, such as Hill Top and Tack Lodge to the north, Great Harrowden Lodge to the west and Ryebury Farm to

the south-east; and

- users of the local road network connecting villages and settlements, such as Hill Top Road to the north, Kettering Road or Wellingborough Road to the west and Burton Road or Irthlingborough Road to the east; and
- recreational visitors to Wellingborough Golf Club and/or Great Harrowden Hall Registered Park and Garden and other designated heritage assets at Great Harrowden.

#### Viewpoints - representative, specific, illustrative

5.2.8 As stated in paragraph 6.19 of GLVIA3, viewpoints can fall broadly into three groups: representative; specific; and illustrative. Paragraph 6.20 of GLVIA3, then describes how the selection of the final viewpoints used for the assessment has taken account of the following range of factors:

- accessibility to the public;
- the potential number and sensitivity of viewers who may be affected;
- the viewing direction, distance (i.e. short, medium, and long-distance views) and elevation;
- the nature of the viewing experience (for example static views, views from settlements and views from sequential points along routes);
- the view type (for example panoramas, vistas and glimpses); and
- the potential for cumulative views of the proposed development in conjunction with other developments.

5.2.9 Photography and fieldwork analysis of the views of the application site has been carried out from the surrounding landscape. This determined which locations offer the clearest views of the application site and/or are most accessible to the public and provide representative viewpoints for detailed viewpoint analysis.

5.2.10 The selected representative viewpoints are listed in Table 2 below, with a brief description of location and value attached to the views at each location. The photographs of existing views from each of these locations are shown on the

accompanying drawing sheets and a more detailed description and analysis of the existing views are included in the individual viewpoint analysis in Appendix 5 to this chapter. Individual viewpoint locations are shown on the ZTVs.

**Table 2 List of Representative Viewpoints and Value attached to Views**

Viewpoint	Location / Description	Drawing Ref
1	Finedon / Wellingborough Road roundabout. Visual receptors at this viewpoint are primarily passing road users, including recreational cyclists, and pedestrians of the adjacent Finedon / Wellingborough Road footpath / cyclepath. Additional visual receptors include employees at St. Modwen Park, an industrial and logistics park which is currently under construction. Low value views.	LVIA/4
2	Public bench off Harrowden Road. Visual receptors at this viewpoint are representative primarily of road users of Harrowden Road and occasional recreational walkers utilising the public bench and informal footpaths along neighbouring field boundaries. Community value views.	LVIA/5
3	Junction between The Slips / Harrowden Road looking south where public right of way TH6 meets the road. Visual receptors at this viewpoint are primarily recreational visitors along the public right of way (TH6) with some passing views possible from road users of Harrowden Road / The Slips. Medium – local authority value views, as associated with Sub regional Green Infrastructure Corridor Nene and Ise Valleys.	LVIA/6 and LVIA/7
4	South of Home Farm off The Slips minor road. Visual receptors at this viewpoint are primarily residential receptors and workers at Home Farm, with some glimpsed views from road users along The Slips. Community value views.	LVIA/8 and LVIA/9
5	Public right of way TK21 looking south. Visual receptors at this viewpoint are primarily recreational users with some limited views possible from road users of Furnace Lane. Residential properties along Furnace Lane have no view of the site due to intervening vegetation and elevated landform. Medium – local authority value views, as associated with Sub regional Green Infrastructure Corridor Nene and Ise Valleys.	LVIA/10
6	Entrance to Westfield Lodge, off Station Road. Visual receptors at this viewpoint include passing views from road users along Station Road and pedestrians using the adjacent public footpath. The barn, approximately 50m east of Westfield Lodge Farmhouse is a Grade II Listed Building. Community value views.	LVIA/11
7	Footpath adjacent to Station Road, close to Finedon cemetery. Visual receptors at this viewpoint are primarily road users, although there may be recreational walkers along the adjacent roadside pavement and also visitors to Finedon cemetery. Community value views.	LVIA/12
8	Northern field boundary adjacent to Holly Walk residential cul-de-sac. Visual receptors at this location are predominantly recreational walkers of the informal	LVIA/13

	<p>footpath which runs along the field boundary and connects with Holly Walk Pocket Park to the west. Additional visual receptors represented by this location include local residents of Holly Walk cul-de-sac and Dolben close and other properties on the edge of Finedon. Community value views.</p>	
--	--	--

### Prediction of visual effects

- 5.2.11 As described in paragraph 6.26 of GLVIA3, changes in views and visual amenity may arise from built or engineered forms and/or soft landscape elements of the development. Visual effects can occur during both the short term construction phase and operation of the plant.
- 5.2.12 The assessment of significance of residual visual effects is carried out for each effect thought likely to occur and for the relevant receptor that may be altered by the scheme (such as the views of residents, users of road, rail or public rights of way or other recreational facilities).
- 5.2.13 “Type 2” perspective views of 3D LSS models have been produced and scaled to match the baseline photographs at Viewpoint 3 The Slips / Harrowden Lane junction and Viewpoint 4 looking South East from Home Farm (in accordance with LI TGN 06/19). ‘Type 3’ Photowire outlines of the proposed development have also been created to show the position and scale of change from these locations. These are presented on Drawings LVIA/7 and LVIA/8 and show the existing screening vegetation and landform.
- 5.2.14 A detailed description of predicted changes to individual representative viewpoints is provided in Appendix 5, with the following part of the assessment referring to the predicted effects to visual receptors, more generally.

### Criteria

- 5.2.15 The criteria for assessing the significance of residual visual effects (i.e. after the built-in mitigation) is described above and in GLVIA3 and is based on the combination of the nature of the receptor likely to be affected (sensitivity) and the nature of effect likely to occur (magnitude).
- 5.2.16 As described in paragraph 6.44 of GLVIA3, at opposite ends of the spectrum the following may apply to visual effects:
- effects on people who are particularly sensitive to changes in views and visual

amenity are more likely to be significant;

- effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant; and
- large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present in the view.

#### Communities within Settlements and Residents of other properties

5.2.17 The sensitivity of the inhabitants of residential properties at Wellingborough, Finedon and Burton Latimer as well as farmsteads and other properties surrounding the site to the type of change proposed is medium to high due to the following:

- high susceptibility of residents; and
- low value where in an urban / industrial context, medium value views where semi-rural or general townscape and high where positioned to take advantage of views.

5.2.18 The orientation of the dwellings themselves affects the degree of visibility for residential receptors, for example whether the views would be direct or indirect (or oblique). It is considered that direct views are where the difference between the direction of view from the main front or rear façade of each building and the direction to the proposed development is less than 45°. Correspondingly indirect views are where there is difference of over 45° between the two bearings. Furthermore, the presence of other existing focal points within residential views as well as adjacent buildings and garden vegetation, and other boundary features will influence impacts on composition or character.

5.2.19 The magnitude of change to the views and visual amenity of inhabitants within and around Wellingborough, would be no more than slight and neutral during both the construction and upon operation of the plant:

- the size or scale of change to views ranges from no view, through to a negligible or a small change. Typically, the proposals would barely alter the composition and/or be glimpsed, with the development forming part of the existing industrial estate;
- the geographical extent would be negligible. The proposed development would be visible from only a very small part of the settlement. The nearest residential



dwelling within Wellingborough are positioned on the rising valley side to the south of the site and separated by a c800m wide buffer of the existing industrial estate. Glimpsed longer distant views are possible from certain residential locations, although built forms also provide enclosure and restrict views. The angle of vertical angle is typically low, between 0.25 and 1 degrees further limiting visibility; and

- duration of construction would be short-term and the operational plant would be a permanent feature.

5.2.20 The magnitude of change to the views and visual amenity of inhabitants within and around Finedon, would be no more than slight and neutral during both the construction and upon operation of the plant:

- the size or scale of change to views ranges from no view, through to a negligible or small change. Typically, the proposals would barely alter the composition and/or be glimpsed, with the development forming part of the existing industrial estate;
- the geographical extent would be negligible. The proposed development would be visible from only a very small part of the settlement. Finedon settlement is positioned over 1.5 km away from the development and, as shown on the ZTVs, the proposed development would be mostly obscured from view. The ZTV shows some coverage on the western and south-western side of the settlement. However it was apparent from the fieldwork that only the properties to the extreme south west of Finedon have any views towards the site, and they tend to be directed to the south and east, rather than to the west towards the site. Glimpsed views of the site are possible from first floor windows of a select few properties in this location. Refer to Viewpoints 7 and 8 in Appendix 5 for illustrative locations on the edge of the settlement; and
- duration of construction would be short-term, whereby the operational plant would be a permanent feature.

5.2.21 There would be little to no changes to views / visual amenity of residents within and around Burton Latimer due to the distance away (3km), relatively low elevations of the valley side slopes and screening provided by intervening vegetation.

5.2.22 The magnitude of change to the views and visual amenity of residents at Home Farm to the north west of the site would be slight and adverse during both the construction

phase and upon operation of the plant:

- the size or scale of change to views would be small. The new building forms would result in a limited change in composition and being glimpsed and barely perceptible. Nevertheless, the existing Finedon Road Industrial Park is currently well screened from this location, with the proposals resulting in the addition of industrial development to the view;
- the geographical extent would be small, as although the application site is relatively close to this specific viewpoint location (approximately 350 m away), the proposed development is set down from the viewpoint and would occupy a narrow angle view. Home Farm residential property faces north, with the rear façade to the south, where the site is offset. The wider panoramic views would be unchanged. Refer to Viewpoint 4 in Appendix 5; and
- the duration of construction would be short-term and the operational plant would be a permanent feature.

5.2.23 There would be little to no changes to views / visual amenity of residents within and around Furnace Lodges due to the distance away (1.5km), relatively low elevations of the valleyside slopes and screening provided by intervening vegetation. Refer to Refer to Viewpoint 5 in Appendix 5 for a more open position on the nearby public right of way and where the development is set down and obscured by intervening vegetation.

5.2.24 There would be little to no changes to views / visual amenity of residents within and around Westfield Lodge to the north east of the site, primarily due to distance away (1.8km) and intervening vegetation around the boundaries of the properties, although the topography of the rising valley slope offers opportunities for long distance panoramic views. Refer to Refer to Viewpoint 6 in Appendix 5 for a more open position on the nearby public highway, and where the development is set down and forms part of the established industrial estate.

5.2.25 There would be little to no changes to views / visual amenity of residents within and around Hillside Farm due to the distance away (0.9km), relatively low elevations of the valleyside slopes and screening provided by intervening vegetation. Refer to Viewpoint 2 in Appendix 5 for an enclosed position on the nearby public highway, and where the development is set down and forms part of the established industrial estate.

#### Users of Midlands Mainline Railway

5.2.26 The sensitivity of rail travellers along the Midlands Mainline Railway to the type of change proposed is low due to the following:

- low susceptibility of travellers, where the view is incidental to the journey; and
- low value views.

5.2.27 There would be little to no changes to views / visual amenity of users of the Midlands Mainline Railway primarily due to the speed of passing trains and also the character of the established industrial estate and urban edge. The proposed perimeter fence would also provide some enclosure and screening of the development activity.

#### Users of road network

5.2.28 The roads considered in the visual assessment include the local road network connecting nearby villages and settlements such as The Slips/Harrowden Road, Finedon Road and Station Road, Furnace Lane and Sidegate Lane and Don White Road.

5.2.29 The sensitivity of road users to the type of change proposed is low to medium due to the following:

- low susceptibility of travellers, where the view is incidental to the journey; and
- low to medium value - community to local authority value views, depending on position (eg where elements of rural, broad valley farmland are combined with industrial development and other man-made structures)..

5.2.30 The visibility from roads will inevitably be influenced by the direction of travel and position of the proposed development relative to the viewer (for example whether along the route and in the field of view of the traveller or perpendicular to the route and difficult to see without the traveller turning away). Furthermore, the presence of other existing focal points within the route corridor as well as adjacent buildings and roadside vegetation and other boundary features will influence impacts on composition or character.

5.2.31 The magnitude of change to the views and visual amenity of travellers along The Slips / Harrowden Road would be slight and range from neutral to adverse during the construction phase, and as the plant becomes operational:

- the size or scale of change to views would range from no view to small with the

new building forms resulting in a limited change to composition, involving features already present in the view and being partial / restricted only. However, where the buildings would be perceptible they would bring the existing industrial development closer to this location;

- the geographical extent would be small, as the extent of visibility shown by the ZTV would be further reduced by roadside hedgerows and trees. At the nearest position the proposed development would extend across a moderate angle of the view, albeit offset slightly from the direction of travel along the road corridor and at less than 300m away. Refer to Viewpoints 2, 3 and 4 in Appendix 5;
- the duration of construction would be short-term, whereby the operational plant would be a permanent feature.

5.2.32 The magnitude of change to the views and visual amenity of travellers along Finedon Road / Wellingborough Road / Ryebury Hill would be slight and neutral during short-term construction phases and once the plant is operational:

- the size or scale of change to views would be negligible, with the new building forms resulting in no change in composition, involving features already present in the view and being glimpsed and barely perceptible (and/or screened). The degree of contrast within the landscape is negligible, given the existing and new industrial uses visible at this viewpoint;
- the geographical extent would be small, as the extent of visibility shown by the ZTV would be further reduced by roadside hedgerows and trees, the development would be some distance away (over 1.4 km) and the wider panorama would be unchanged. Road users are anticipated to be primarily focussed on the direction of travel, which would be uninterrupted and in line with Finedon / Wellingborough Road (for southbound travellers), whilst the development is offset to the west; and
- the duration of construction phases would be short-term, whereby the operational plant would be a permanent feature.

5.2.33 The magnitude of change to the view and visual amenity of travellers along Station Road would be slight and neutral during both the construction phase and operation of the plant:

- the size or scale of change to views would be negligible with no change to

composition, involving features already present in the view (given the existing visibility of industrial development associated with and to the west of Finedon Road Industrial Park) and being glimpsed only; and

- the geographical extent would be negligible, as the extent of visibility shown by the ZTV would be further reduced by roadside hedgerows and trees, the proposed development is some distance away (approximately 2.1 km) and would occupy a very narrow angle of view. Road users are likely to be focussed on the direction of travel and the road corridor, with the development being offset. Refer to Viewpoints 6 and 7 within Appendix 5; and
- the duration of construction would be short-term, whereby the operational plant would be a permanent feature.

5.2.34 There would be little to no changes to views / visual amenity of travellers along Furnace Lane due to the distance away (1.5km) and screening provided by intervening vegetation. Refer to Viewpoint 5 in Appendix 5 for a more open position on the nearby public right of way and where the development is set down and obscured by intervening vegetation.

5.2.35 There would be no change to the visual amenity of travellers along Don White Road. Although passing immediately adjacent to the area of managed grassland on the site and where views would be altered, this route is nevertheless a cul-de-sac part of the internal road network of the established industrial estate and where travellers will be visiting other industrial / commercial units. The development scheme would form an integral part of the area.

#### Users of local public right of way network

5.2.36 There are several nearby Public Rights of Way considered in the visual assessment:

- Users of the public right of way TK21/TH8/TH6/UL35 which follows the route of the river valley floodplain south to Wellingborough, with a short section of road walking where The Slips and Harrowden Road meet;
- Users of public right of way TK5/UM7 which follows Mill Lane north east until reaching Station Road, Finedon;
- Visitors to Holly Walk pocket park located on the south eastern edge of

Finedon, accessed using the route of the dismantled railway line; and

- Users of public right of way TK20 routing east from Hill Top Cottages along the unclassified road west of Furnace Cottages known as Furnace Lane.

5.2.37 The sensitivity of the users of the Public Rights of Way surrounding the application site, to the type of change proposed is medium to high due to the following:

- high susceptibility of people engaged in outdoor recreation where their attention is likely to be focused on the landscape and countryside views; and
- community value views where the landscape and views generally form a recognised part of the visitor experience, except for routes associated with Sub regional Green Infrastructure Corridor Nene and Ise Valleys, which are medium – local authority value.

5.2.38 The visibility from the right of way network will inevitably be influenced by the direction of travel and position of the proposed development relative to the viewer (for example whether along the route and in the field of view of the traveller or perpendicular to the route and difficult to see without the traveller turning away). Furthermore, the presence of other existing focal points within the route corridor as well as adjacent buildings and roadside vegetation and other boundary features will influence impacts on composition or character.

5.2.39 The magnitude of change to the views and visual amenity for users of public right of way TK21/TH8/TH6/UL35 would be slight to medium and adverse during the construction phase and as the plant becomes operational:

- the size or scale of change to views would vary from small / limited views along the northern stretch of footpath (where intervening vegetation partially obscures the development) to medium views along the southern stretch on the entry to Wellingborough where the proposed development breaks the skyline (refer to Viewpoint 3 in Appendix 5);
- the geographical extent would be medium, as the proposed development would extend across a moderate angle of the view, albeit offset slightly from the direction of travel along the footpath. The proposed development would be sited approximately 100 m from the footpath at its closest point; and

- the duration of construction would be short-term, and the operational plant would be a permanent feature.

5.2.40 The magnitude of change to the views and visual amenity for users of public right of way TK5/UM7 would be slight and adverse during both the construction phase and operation of the plant:

- the size or scale of change to views would be negligible along the stretch of footpath with the new building forms resulting in no change to composition, involving features already present in the view (given the existing visibility of industrial development and prominent railway gantries in this location) and being glimpsed only / barely perceptible (refer to Viewpoint 5 and 6 in Appendix 5 for nearby locations);
- the geographical extent would be small, as the proposed development is some distance away (approximately 1.3 km at its closest point) and occupy a very narrow angle of view. Recreational visitors are likely to be focused on the landscape and countryside views which are off-set from the site, with the change in view most prevalent for visitors travelling eastbound; and
- the duration of construction would be short-term and the operational plant would be a permanent feature.

5.2.41 The magnitude of change to the views and visual amenity for recreational visitors to Holly Walk pocket park would be slight and neutral during both the construction phase and operation of the plant:

- the size or scale of change to views would be negligible, with the new building forms resulting in no change to composition, involving features already present in the view and whilst perceptible, would be partial only;
- the geographical extent would be small, as the development is some distance away (c 400 m at its closest point) and would occupy a narrow part of the view and the wider panorama would be unchanged. Recreational users are anticipated to be primarily focussed on more immediate views, due to the enclosed field boundaries, which would be unaltered; and
- the duration of vegetation clearance and construction of the proposed development would be short-term, whereby the constructed plant would be a

permanent feature.

5.2.42 Thus, the overall potential effect relating to the changes to views and visual amenity upon recreational visitors to Holly Walk pocket park would be moderate / minor and neutral during both the short term construction phase and operation of the plant.

5.2.43 There would be no visual effects upon users of public right of way TK20 routing east from Hill Top Cottages along the unclassified road west of Furnace Cottages known as Furnace Lane. The ZTV does not cover this public right of way, due to land topography and intervening vegetation.

#### Cumulative Visual Effects

5.2.44 No other proposed or consented developments were identified within the study area and potential cumulative visual effects have therefore not been considered any further in this assessment.

#### Summary Assessment

5.2.45 Overall, this assessment has not identified any significant (major or moderate/major) visual effects as a result of the proposed development.



## 6 CONCLUSIONS

- 6.1.1 This LVIA has assessed the potential landscape and visual implications of the proposed development. This included a baseline study of the existing site and its surroundings, a study of the landscape and visual characteristics of the proposed development, and an assessment of the residual landscape and visual effects likely to be generated after mitigation has been considered and their significance.
- 6.1.2 Overall, there were no significant landscape and visual effects predicted as a result of the proposed development.
- 6.1.3 The application site does not form part of any national valued landscape designation. The Northamptonshire Minerals and Waste Local Plan requires, in Policy 18, that built development is of a design and layout that has regard to its visual appearance in the context of the defining characteristics of the local area. The proposed development has taken this account in its siting, masterplan and colour treatments, as set out in the landscape strategy.
- 6.1.4 The site forms part of an established industrial park within an 'urban' area on the periphery of Wellingborough. Given that the site is adjacent to two landscape character type, the Rolling Ironstone Valley Slopes to the north, and the River Valley Floodplain to the east, this assessment has also considered the potential landscape and visual impact upon these landscapes.
- 6.1.5 The proposed development has sought to take advantage of the existing site topography and natural screening afforded by the northern tree belt (protected by a TPO). The processing plant and ancillary equipment is largely sited within the northern extent of the site. A 3 m high clad fence is to be installed along the eastern boundary, and retaining walls and palisade fences up to 2.4 m high will enclose the other site boundaries, screening the low level site activities.
- 6.1.6 Within the immediate surroundings of the industrial park, the landscape is considered to have a low sensitivity to change and the proposals would not detract from the landscape character, or cause alter local visual amenity.
- 6.1.7 Within the wider setting of the valley slopes and floodplain, visibility of the proposed development would be restricted to close-in locations to the north and east of the site. For example, local residents at Home Farm, travellers along Harrowden Road, users of the public right of way (specifically public right of way TK21/TH8/TH6/UL35 running

east of the site) and glimpsed views from passengers on the Midlands Mainline Railway.

- 6.1.8 The character of the immediate landscape would be unaltered. The character of the adjacent slopes and floodplain would also be unaltered by the proposed development. In conclusion, there would be no significant impacts upon landscape character or visual amenity as a result of the proposed development.





---

## LVIA METHODOLOGY

The methodology for this Landscape and Visual Impact Assessment (LVIA) follows the Guidelines for Landscape and Visual Impact Assessment (3rd Edition), published by Landscape Institute and Institute of Environmental Management and Assessment (hereafter referred to as “GLVIA 3”).

In reading the following methodology, it is important to also refer to the detailed guidance and considerations set out in GLVIA 3.

GLVIA3 describes how *“The EIA Directive and UK Regulations refer to projects likely to have significant effects on the environment. This means that identifying and describing the effects of a project is not enough in itself. They must also be assessed for their significance. This is a key part of the LVIA process and is an evidence-based process combined with professional judgement. It is important that the basis of such judgements is transparent and understandable, so that the underlying assumptions and reasoning can be understood by others.”*

The determination of significant effects follows the step-by-step process shown in Figure 3.5 of GLVIA3 and is based on the combination of the sensitivity of the receptor (susceptibility to the type of change proposed and value) and the magnitude of effect (size/scale, geographical extent, duration and reversibility).

“Major Effects” and “Moderate / Major Effects” identified in the LVIA chapter are regarded as “significant” in the context of the EIA Regulations.

### Landscape Effects

Paragraph 5.1 of GLVIA3 describes how landscape effects are concerned with *“how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character”*.

#### Sensitivity of Landscape Receptors

In relation to sensitivity, Paragraph 5.39 of GLVIA states that *“Landscape receptors need to be assessed firstly in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape.”*

The susceptibility to the type of change of each landscape receptor will be judged as either high, medium and low, in accordance with the considerations set out in the table below.

Susceptibility to Type of Change Proposed	Considerations
High	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) has very limited or no ability to accommodate the proposed development without undue negative consequences for the maintenance of

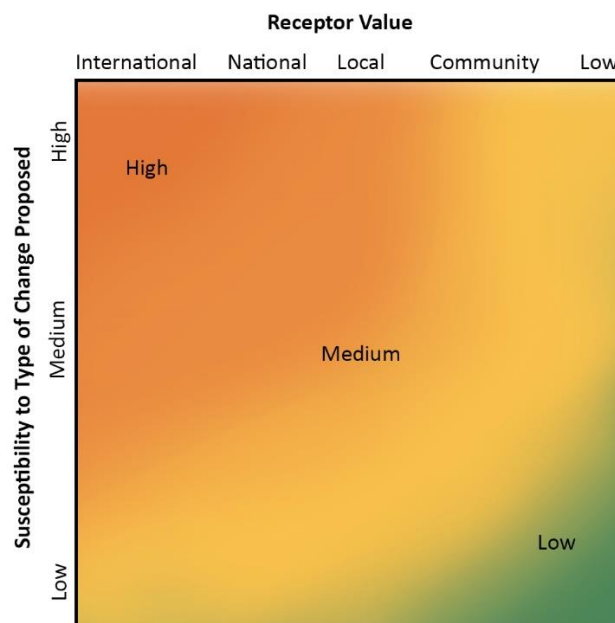
	the baseline situation and/or achievement of landscape planning policies and strategies.
Medium	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) has some ability to accommodate the proposed development without negative consequences for the maintenance of the baseline situation and/or achievement of landscape planning policies and strategies.
Low	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) is generally able to accommodate the proposed development whilst ensuring the maintenance of the baseline situation and/or achievement of landscape planning policies and strategies.

The value of the landscape receptors will be judged as either international, national, local, community or as a low level, in accordance with the considerations set out in the table below. This may reflect landscape designations and the level of importance which they signify, although there should not be an over-reliance on designations as the sole indicator of value. Other criteria such as those in Table 1 in the TGN 02/21 'Assessing Landscape Value outside National Designations', published in May 2021 should also be considered (including natural heritage, cultural heritage, landscape condition, associations, distinctiveness, recreational, perceptual (scenic, wildness and tranquillity) and function).

Landscape Value	Considerations
International	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) are identified as being of international importance according to UNESCO criteria. This would include World Heritage Sites, candidate World Heritage Site. Consideration should be given to their settings especially where these contribute to the attributes of outstanding universal value for which such an area of landscape is valued.
National	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) is identified as being of national importance. This would include National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas (in Scotland) or equivalent areas. Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II or included in Historic Scotland's Inventory of Gardens and Designed Landscapes in Scotland. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.

Local	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) is identified as having value, which are either recognised at the local authority level by a local designation or considered to be of equivalent value using other criteria. This would include Special Landscape Areas, Areas of Great Landscape Value, etc.
Community	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) is not nationally or locally designated, or judged to be of equivalent value, but nevertheless valued at a community level.
Low	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) is not designated or has demonstrable physical attributes that elevates its value, which are in poor condition, or are degraded, or fundamentally altered by the presence of man-made structures (which are judged to be intrusive).

The overall sensitivity of each landscape receptor assessed will be judged by combining the considerations of susceptibility to the type of change proposed and value. The table below provides an indication of how these judgements might be combined and should be reviewed in conjunction with the more detailed guidance set out in GLVIA 3.



Magnitude of Landscape Effects

In relation to magnitude, Paragraph 5.48 of GLVIA states that “*Each effect on landscape receptors need to be assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility.*”

The size or scale of landscape effect will be recorded as large, medium, small, negligible, in accordance with the considerations as set out in the table below. No change may also be recorded, where appropriate.

Size or Scale of Landscape Change	Considerations
Large	<ul style="list-style-type: none"> <li>• large extent of loss of existing features or addition of new features, high proportion of the total extent that this represents and /or key contribution that the element makes to the character of the landscape; and/or</li> <li>• large degree of change to aesthetic and perceptual aspects of the landscape as a result of removal of existing components or addition of new ones (eg removal of hedges may change a small-scale intimate landscape into a large-scale, open landscape)</li> <li>• direct and large degree of change (loss or addition) to key characteristics which are critical to distinctive character (e.g. development becomes a dominant feature in the landscape, changing the balance of landscape characteristics and/or would dominate important visual connections with other landscape types).</li> </ul>
Medium	<ul style="list-style-type: none"> <li>• medium extent of loss of existing features or addition of new features, medium proportion of the total extent that this represents and /or moderate contribution that the element makes to the character of the landscape; and/or</li> <li>• medium degree of change to aesthetic and perceptual aspects of the landscape as a result of removal of existing components or addition of new ones (e.g. removal of hedges may change a small-scale intimate landscape into a medium-scale, more open landscape)</li> <li>• medium degree of change (loss or addition) to key characteristics which contribute to distinctive character (e.g the proposed development would be prominent but would not change the overall balance or composition of the landscape; and/or key visual connections to other landscape types may be interrupted intermittently by the proposed development, but these connections would not be dominated by them. )</li> </ul>
Small	<ul style="list-style-type: none"> <li>• small extent of loss of existing features or addition of new features, small proportion of the total extent that this represents and /or limited contribution that the element makes to the character of the landscape; and/or</li> <li>• small degree of change to aesthetic and perceptual aspects of the landscape as a result of removal of existing components or addition of new ones (e.g.</li> </ul>



	<p>removal of hedges may change a small-scale intimate landscape into a small-scale, more open landscape)</p> <ul style="list-style-type: none"> <li>• little to no change (loss or addition) to key characteristics which contribute to distinctive character (e.g. there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.)</li> </ul>
Negligible	<p>There would be a negligible level or no perceptible change to the extent of existing landscape elements, aesthetic and perceptual aspects, key characteristics or landscape character (e.g. the proposed development would be a small element and/or would be a considerable distance from the landscape receptor/ the proposed development would cause little to no change to the landscape).</p>

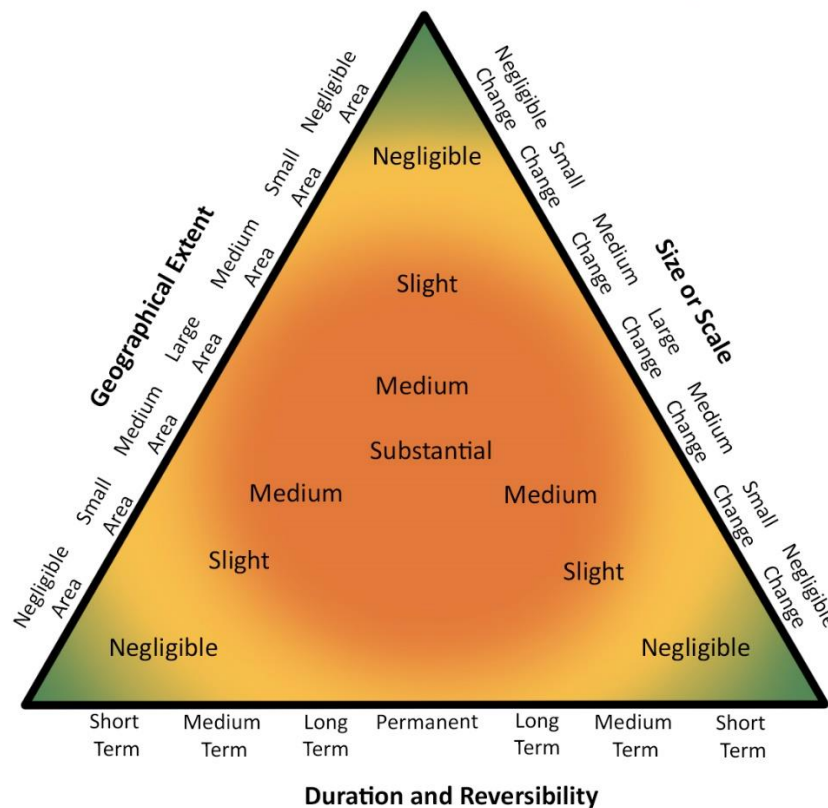
The geographical extent of landscape change will be recorded at various scales, including large area, medium area, small area or negligible area and may be expressed as how it relates to the site level, the site and immediate setting, a landscape type or character area, in accordance with the considerations set out in the table below.

<b>Geographical Extent of Landscape Change</b>	<b>Considerations</b>
Large Area	The change may affect a large area and/or the majority of the landscape receptor under consideration (e.g. may influence several landscape types or character areas.)
Medium Area	The change may affect a medium area and/or approximately half of the landscape receptor under consideration (e.g. influence may extend beyond the site and its immediate setting and include a landscape type or character area).
Small Area	The change may affect a small area and/or extent of the landscape receptor under consideration (e.g. influence may be restricted to the site and its immediate setting only).
Negligible Area	The change will affect only a limited area and/or negligible extent of the landscape receptor under consideration (e.g. may be limited to the site level only).

The duration and reversibility of landscape effect will be recorded at various scales, from short-term, medium-term, long-term and permanent, in accordance with the considerations set out in the table below.

Duration and Reversibility of Landscape Effects	Considerations
Permanent	Change that will last for over 25 years and is deemed permanent or irreversible.
Long term	Change that will endure for between 10 and 25. This may include change which is deemed reversible.
Medium term	Change that will last for up to 10 years. This may include change which is deemed reversible.
Short term	Change that will last from 0 to 5 years. This may include change which is deemed reversible.

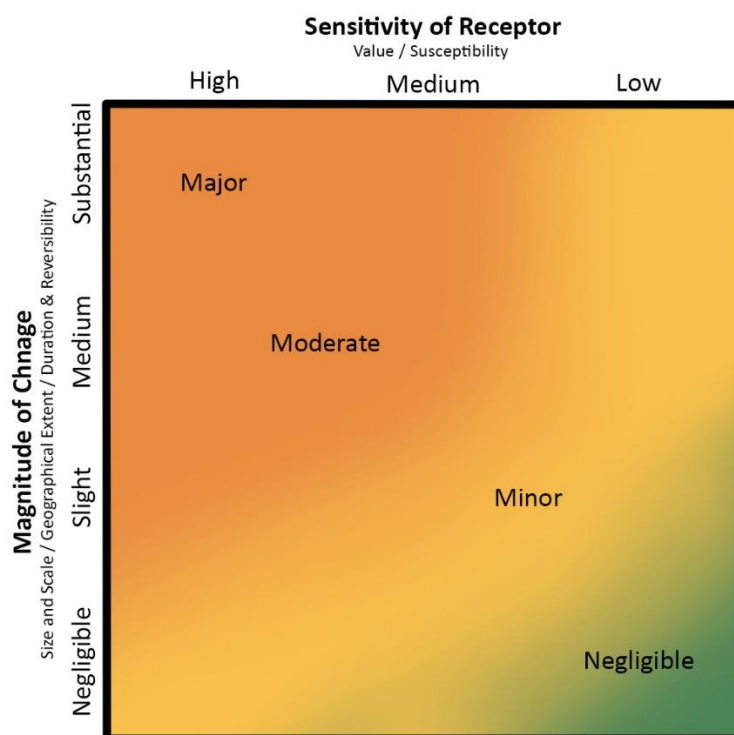
The overall magnitude of effect on landscape receptor will be judged by combining the considerations of size or scale, geographical extent of the area influenced and duration and reversibility. The table below provides an indication of how these judgements might be combined and should be reviewed in conjunction with the more detailed guidance set out in GLVIA 3.



## Significance of Landscape Effects

The separate judgements about sensitivity of landscape receptors and the magnitude of landscape effects will then be combined to allow a final judgement to be made about whether each effect is significant.

The table below provides an indication of how these judgements might be combined and should be reviewed in conjunction with the more detailed guidance set out in GLVIA 3.



Major and major / moderate effects are considered to be significant landscape effects. Those effects of moderate or lower category are generally considered to be not significant. A summary of considerations for each category of landscape effect is set out in the table below.

Significance of Landscape Effects	Considerations
Major	Large size or scale of change, over a large area, on a long-term or permanent basis, on landscape elements, aesthetic and perceptual aspects and/or distinctive character area that have a high susceptibility to the type of change proposed and are nationally or internationally valued.
Moderate	Medium size or scale of change, over a medium area, on a medium to long-term basis, on landscape elements, aesthetic and perceptual aspects and/or

	distinctive character area that have a medium susceptibility to the type of change proposed and are of national or local value.
Minor	Small size or scale of change, over a small area, of short duration, on landscape elements, aesthetic and perceptual aspects and/or distinctive character areas that have a low susceptibility to the type of change proposed and are of local or community value.
Negligible	Negligible size or scale of change over a negligible area and of short duration, on landscape elements, aesthetic and perceptual aspects and/or distinctive character areas that have a negligible susceptibility to the type of change proposed and are of community or low value .

## Visual Effects

Paragraph 6.1 of GLVIA3 describes how visual effects are concerned with *“assessing how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements”*.

### Sensitivity of Visual Receptors

In relation to sensitivity, Paragraph 6.31 of GLVIA states that *“Each visual receptor, meaning the particular person or group of people likely to be affected at a specific viewpoint, should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.”*

The susceptibility to the type of change of each visual receptor will be judged as either high, medium and low, in accordance with the considerations set out in the table below.

Susceptibility to Type of Change Proposed	Considerations
High	The visual receptor (i.e. the person or group of people likely to be affected) has very limited or no ability to accommodate the proposed development without undue negative consequences for their occupation or activity. For example, residents at home, people engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views, visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience, communities where views contribute to the landscape setting enjoyed by residents in the area and travellers along recognised scenic routes, where awareness of views is likely to be high)

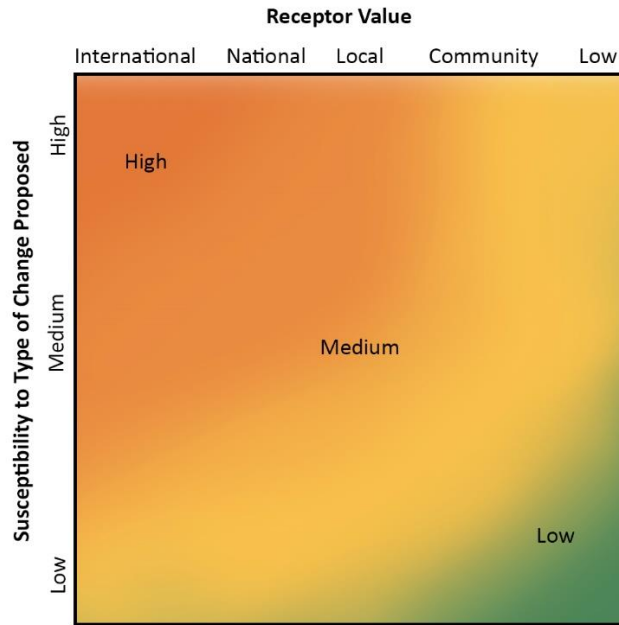
Medium	The visual receptor (i.e. the person or group of people likely to be affected) has some ability to accommodate the proposed development without undue negative consequences for their occupation or activity. For example, people engaged in outdoor recreation where interest is focused on activity rather than primarily on views, visitors to heritage assets or other attractions where surroundings are not important to the experience and travellers on road, rail or other transport routes where the attention of drivers and passengers may be focused on the landscape and on particular views.
Low	The visual receptor (i.e. the person or group of people likely to be affected) has the ability to accommodate the proposed development without undue negative consequences for their occupation or activity. For example, people engaged in outdoor sport or recreation, which does not involve or depend upon appreciation of views, people at their place of work whose attention may be focused on their work or activity, and where the setting is not important to quality of working life and travellers, where the view is incidental to the journey.

The value attached to certain views and visual receptors will be judged as either international, national, local, community or as a low level, in accordance with the considerations set out in the table below. This may reflect recognition through landscape designations or heritage assets or indicators of the value attached to views by visitors, through appearance in guidebooks, tourist maps or provision of facilities.

Value	Considerations
International	The visual receptor (i.e. the person or group of people likely to be affected) is at a viewpoint or experiencing a view which is identified as being of international importance according to UNESCO criteria. This would include World Heritage Sites, candidate World Heritage Site. Consideration should be given to their settings especially where these contribute to the attributes of outstanding universal value for which such an area of landscape is valued.
National	The visual receptor (i.e. the person or group of people likely to be affected) is at a viewpoint or experiencing a view which is identified as being of national importance. This would include National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas (in Scotland) or equivalent areas. Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II or included in Historic Scotland's Inventory of Gardens and Designed Landscapes in Scotland. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued. This may include popular tourist or visitor attractions, where the view forms a recognised part of the visitor

	experience and with provision of facilities for enjoyment. There may also be other cultural associations.
Local	The visual receptor (i.e. the person or group of people likely to be affected) is at a viewpoint or experiencing a view which is identified as being of value, either recognised at the local authority level by a local designation or considered to be of equivalent value using other criteria. This would include Special Landscape Areas, Areas of Great Landscape Value, etc. This may include local visitor attractions, where the view forms a recognised part of the visitor experience and with provision of facilities for enjoyment, such as seating or interpretation boards. There may also be other known cultural associations.
Community	The visual receptor (i.e. the person or group of people likely to be affected) is at a viewpoint or experiencing a view which is not nationally or locally designated, or judged to be of equivalent value, but nevertheless valued at a community level. This may include provision of facilities for enjoyment, such as seating or interpretation boards.
Low	The visual receptor (i.e. the person or group of people likely to be affected) is at a viewpoint or experiencing a view which is not designated or linked to a popular tourist attraction, has no demonstrable physical attributes that elevates its value and is in poor condition, or are degraded, or fundamentally altered by the presence of man-made structures (which are judged to be intrusive). No formal planning status or known cultural associations.

The overall sensitivity of each visual receptor assessed will be judged by combining the considerations of susceptibility to the type of change proposed and value. The table below provides an indication of how these judgements might be combined and should be reviewed in conjunction with the more detailed guidance set out in GLVIA 3.



Magnitude of Visual Effects

In relation to magnitude, Paragraph 6.38 of GLVIA states that “Each of the visual effects identified needs to be evaluated in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility.”

The size or scale of visual effect will be recorded as large, medium, small, negligible, in accordance with the considerations as set out in the table below. No change may also be recorded, where appropriate.

Size or Scale of Visual Change	Considerations
Large	<ul style="list-style-type: none"> <li>• large scale of change in the view with respect to the loss or addition of important features and complete changes in composition, including a high proportion of the view occupied by the proposed development</li> <li>• large degree of contrast of any new features or changes in the landscape (low degree of integration, non-characteristic or discordant) with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture</li> <li>• full view of the proposed development (rather than partial or glimpsed) and therefore a dominant feature</li> </ul>
Medium	<ul style="list-style-type: none"> <li>• medium scale of change in the view with respect to the loss or addition of features and clearly noticeable changes in composition, including a moderate proportion of the view occupied by the proposed development</li> </ul>

	<ul style="list-style-type: none"> <li>• medium degree of contrast of any new features or changes in the landscape (some degree of integration) with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture</li> <li>• partial / intermittent view of the proposed development (rather than full or glimpsed) and therefore a noticeable feature</li> </ul>
Small	<ul style="list-style-type: none"> <li>• small scale of change in the view with respect to the loss or addition of features and perceptible changes in composition, including a small proportion of the view occupied by the proposed development</li> <li>• small but perceptible degree of contrast of any new features or changes in the landscape (moderate degree of integration, involving features already present in the view) with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture</li> <li>• partial / restricted view of the proposed development (rather than full or glimpsed) and therefore a perceptible feature</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>• negligible scale of change in the view with respect to the loss or addition of features and barely perceptible changes in composition, including a very limited proportion of the view occupied by the proposed development</li> <li>• negligible degree of contrast of any new features or changes in the landscape (high degree of integration, involving features already present in the view) with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture</li> <li>• glimpsed view of the proposed development and therefore a barely perceptible feature</li> </ul>

The geographical extent of visual change will be recorded at various scales, including large area, medium area, small area or negligible area and may be expressed in terms of the angle of view in relation to the main activity of the receptor, distance away and extent of the area over which changes would be visible, in accordance with the considerations set out in the table below.

Geographical Extent of Visual Change	Considerations
Large Area	<ul style="list-style-type: none"> <li>• large (wide) angle of view in relation to main activity of the receptor</li> </ul>



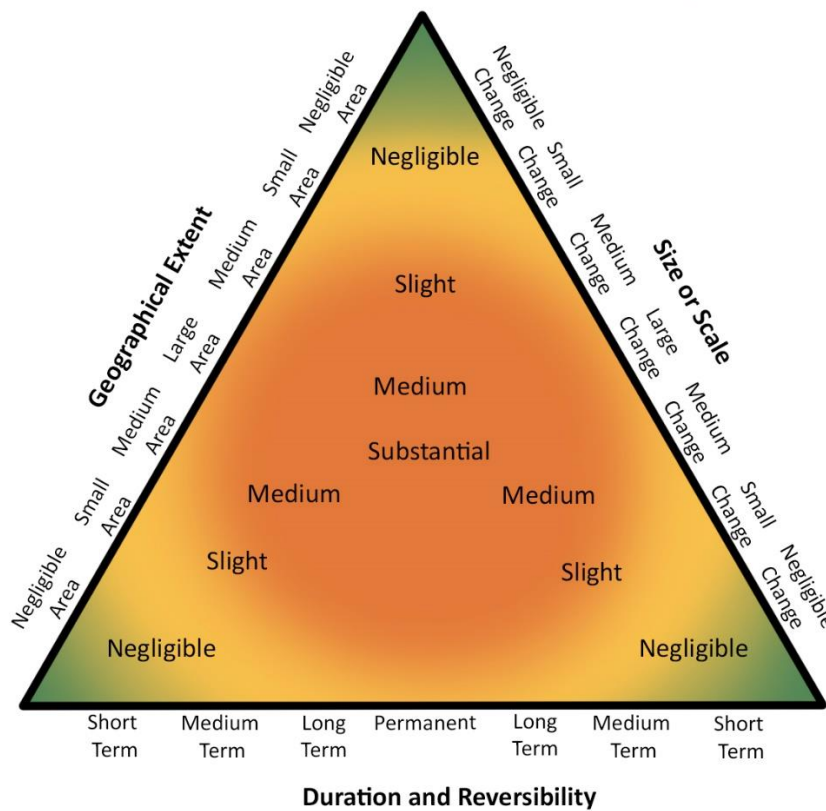
	<ul style="list-style-type: none"> <li>• short / close distance of the viewpoint from the proposed development (e.g. development would occupy the foreground)</li> <li>• large extent of the area over which the changes would be visible (the proposed development would be seen from many locations or from the majority, or a large proportion, of a linear route and/or by large numbers of viewers)</li> </ul>
Medium Area	<ul style="list-style-type: none"> <li>• medium (moderate) angle of view in relation to main activity of the receptor</li> <li>• medium distance of the viewpoint from the proposed development (e.g. development would occupy the middle-ground)</li> <li>• medium extent of the area over which the changes would be visible (the proposed development would be seen from several locations or from a moderate proportion, of a linear route and/or by moderate numbers of viewers)</li> </ul>
Small Area	<ul style="list-style-type: none"> <li>• small (narrow) angle of view in relation to main activity of the receptor</li> <li>• long distance of the viewpoint from the proposed development (e.g. development would occupy part of the background)</li> <li>• small extent of the area over which the changes would be visible (the proposed development would be seen from few locations or from limited proportion of a linear route and/or by small numbers of viewers)</li> </ul>
Negligible Area	<ul style="list-style-type: none"> <li>• negligible (very narrow) angle of view in relation to main activity of the receptor</li> <li>• considerable distance of the viewpoint from the proposed development (e.g. development would occupy part of the distant background)</li> <li>• negligible extent of the area over which the changes would be visible (the proposed development would be seen from few locations or from very limited proportion of a linear route and/or by very small numbers of viewers)</li> </ul>

The duration and reversibility of visual effect will be recorded at various scales, from short-term, medium-term, long-term and permanent, in accordance with the considerations set out in the table below.

Duration and Reversibility of Visual Effects	Considerations
Permanent	Change that will last for over 25 years and is deemed permanent or irreversible.

Long term	Change that will endure for between 10 and 25. This may include change which is deemed reversible.
Medium term	Change that will last for up to 10 years. This may include change which is deemed reversible.
Short term	Change that will last from 0 to 5 years. This may include change which is deemed reversible.

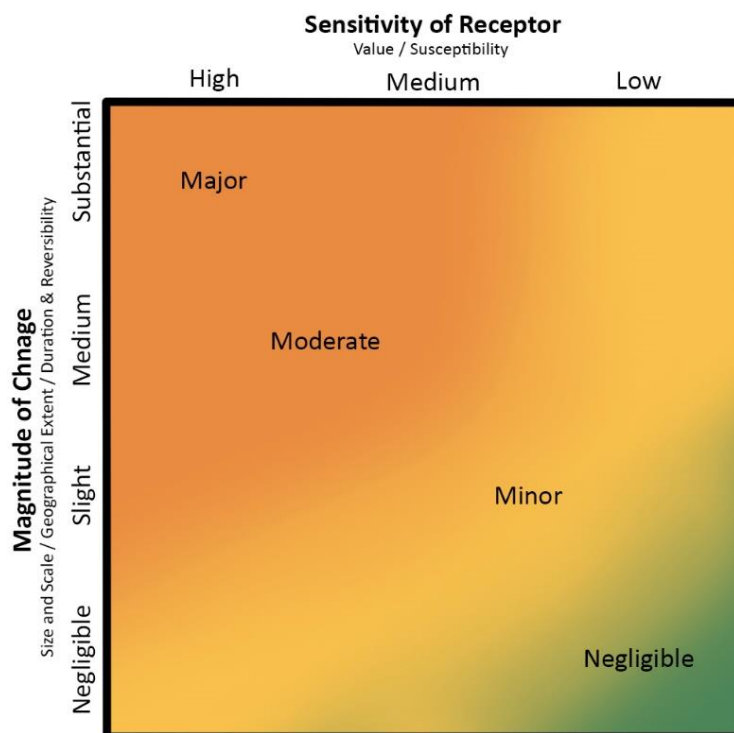
The overall magnitude of effect on visual receptor will be judged by combining the considerations of size or scale, geographical extent of the area influenced and duration and reversibility. The table below provides an indication of how these judgements might be combined and should be reviewed in conjunction with the more detailed guidance set out in GLVIA 3.



### Significance of Visual Effects

The separate judgements about sensitivity of visual receptors and the magnitude of visual effects will then be combined to allow a final judgement to be made about whether each effect is significant.

The table below provides an indication of how these judgements might be combined and should be reviewed in conjunction with the more detailed guidance set out in GLVIA 3.



Major and major / moderate effects are considered to be significant visual effects. Those effects of moderate or lower category are generally considered to be not significant. A summary of considerations for each category of effect is set out in the table below.

Significance of Visual Effects	Considerations
Major	Large size or scale of change to views (introducing new, non-characteristic, discordant or intrusive elements), over a large geographical extent, on a long-term or permanent basis, on people who have a high susceptibility to the type of change proposed and are at recognised or important viewpoints (or scenic routes) which are nationally or internationally valued.
Moderate	Medium size or scale of change to views (introducing new elements which are similar to existing), over a medium geographical extent, on a medium to long-term basis, on people who have a medium susceptibility to the type of change proposed and are at recognised viewpoints of national or local value.
Minor	Small size or scale of change to views (involving features already present in views), over a small geographical extent, of short duration, on people who have a low susceptibility to the type of change proposed and are at viewpoints which are of local or community value.
Negligible	Negligible size or scale of change to views, over a negligible geographical extent and of short duration, on people who have a negligible susceptibility to

---

	the type of change proposed and are at viewpoints which are of community or low value.
--	--



---

## LANDSCAPE PLANNING POLICIES

### Landscape Planning Policies

This appendix summarises the following planning documents which are considered relevant to the landscape and visual assessment:

- National Planning Policy Framework (NPPF) (last amended 2021) and Planning Practice Guidance;
- National Planning Policy for Waste (Adopted October 2014);
- Northamptonshire Minerals and Waste Local Plan (Adopted July 2017);
- North Northamptonshire Joint Core Strategy 2011-2031 – Part 1 (Adopted July 2016); and
- Plan for the Borough of Wellingborough – Part 2 (Adopted February 2019).

### National Planning Policy Framework (last amended 2021)

National Planning Policy guidance is set out in the National Planning Policy Framework (NPPF). The NPPF was accompanied by a 'Technical Guidance' document which provided guidance relating to Flood Risk (formerly contained in PPS25) and minerals (formerly contained in MPS1 and MPS2). This has since been revoked and replaced by the internet-based Planning Practice Guidance (PPG).

At the heart of the NPPF is a presumption in favour of sustainable development and there is reference to recognising the intrinsic character and beauty of the countryside and that good design is a key aspect of sustainable development.

Strategic policies should make sufficient provision for *“conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure”* (para 20). Planning policies and decisions should aim to ensure that developments *“function well and add to the overall quality of the area.....are visually attractive as a result of good architecture, layout and appropriate and effective landscaping...are sympathetic to local character and history...”* (para 130).

NPPF also makes reference to *“protecting and enhancing valued landscapes...”* (para 174) and *“recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services”*. In para 175, the NPPF requires plans to *“plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries”*.

### National Planning Policy for Waste (Adopted October 2014)

Paragraph 4 of the NPPW states that Waste Planning Authorities should identify areas for new or enhanced waste management facilities in appropriate locations including giving priority to the re-use of previously developed land, sites identified for employment uses, and redundant agricultural and forestry buildings and their curtilages.

Paragraph 7 of the NPPW sets out criteria that Waste Planning Authorities should consider when determining planning applications including considering the likely impact on the local environment and on amenity ensuring that waste management facilities in themselves are well designed, so that they contribute positively to the character and quality of the area in which they are located.

---

Appendix B (Locational Criteria) of the NPPW states that, in determining planning applications, waste planning authorities should consider landscape and visual impacts and the potential for design-led solutions to produce acceptable development which respects landscape character.

### **Northamptonshire Minerals and Waste Local Plan (Adopted July 2017)**

Policy 18: Addressing the impact of proposed minerals and waste Development states that proposals for minerals and waste development must demonstrate that the following matters, *inter alia*, have been considered and addressed:

- protecting Northamptonshire's natural resources and key environmental designations (including heritage assets);
- avoiding and / or minimising potentially adverse impacts to an acceptable level, specifically addressing air emissions (including dust), odour, bioaerosols, noise and vibration, slope stability, vermin and pests, birdstrike, litter, land use conflict and cumulative impact; and
- ensuring built development is of a design and layout that has regard to its visual appearance in the context of the defining characteristics of the local area.

Policy 21: Landscape Character states that:

*Minerals and waste development should seek to reflect Northamptonshire's landscape character. Development should mitigate potentially adverse impacts on the local character and distinctiveness of Northamptonshire's landscape where necessary during the development, operational life, restoration, aftercare and after-use. Opportunities for enhancement should be maximised through restoration, aftercare and after-use.*

*Proposals for minerals and waste development will be required to undertake a landscape impact assessment (where appropriate) based on the landscape character assessment in order to identify:*

- *the presence of landscape values (including their nature, extent and level of importance) and determine any potential impacts,*
- *any necessary measures to mitigate potentially adverse impacts, and*
- *opportunities to protect and enhance particular features that create a specific aspect of local distinctiveness or character.*

Policy 22: Historic Environment states, *inter alia*, that:

*Where heritage assets are identified, proposals should seek to conserve and enhance Northamptonshire's historic environment through:*

- *careful management of heritage assets, their significance and setting, including the avoidance and / or mitigation of potentially adverse impacts, and*
- *enhancement of specific features of the historic environment, including individual heritage assets or historic landscapes, as part of the restoration scheme.*

Policy 23: Layout and design quality requires the layout and overall appearance of waste management facilities to demonstrate that the development:

- *supports local identity and relates well to neighbouring sites and buildings,*
- *is set in the context of the area in which it is to be sited in a manner that enhances the overall townscape, landscape or streetscape (as appropriate),*
- *utilises local building materials as appropriate,*
- *incorporates specific elements of visual interest,*
- *builds-in safety and security, and*
- *reduces fire risk on waste management and disposal sites, having regard to relevant guidance.*

### **North Northamptonshire Joint Core Strategy 2011-2031 (Adopted July 2016)**

Policy 3: Landscape Character states, *inter alia*, that:

*Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area which it would affect. Development should:*

- Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design and management;*
- Make provision for the retention and, where possible, enhancement of features of landscape importance;*
- Safeguard and, where possible, enhance important views and vistas including sky lines within the development layout;*
- Protect the landscape setting and contribute to maintaining the individual and distinct character, and separate identities of settlements by preventing coalescence;*
- Provide appropriate landscape mitigation and/or suitable off-site enhancements; and*
- Preserve tranquillity within the King's Cliffe Hills and Valleys Landscape Character Area (as shown on the Policy Map) and other areas identified in Part 2 Local Plans by minimising light and noise pollution and minimising the visual and traffic impacts of development.*

Policy 4: Biodiversity and geodiversity states, *inter alia*, that:

*A net gain in biodiversity will be sought and features of geological interest will be protected and enhanced through:*

- *Enhancing ecological networks by managing development and investment to:*
  - *Reverse the decline in biodiversity and restore the ecological network at a landscape scale in the Nene Valley Nature Improvement Area (NIA);*

Policy 8: North Northamptonshire Place Shaping Principles states that development should, *inter alia*:

*Create a distinctive local character by:*

- *Responding to the site's immediate and wider context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation;*
- *Responding to the local topography and the overall form, character and landscape setting of the settlement;*



---

Policy 20: The Nene and Ise Valleys states, *inter alia*, that:

*The Nene and Ise Valleys will be priorities for investment in green infrastructure to strengthen biodiversity and landscape character, support a prosperous local economy, provide leisure and recreational opportunities and support the revitalisation of towns and the protection and enhancement of their surrounding countryside. Proposals should ensure the integrity of European designated sites such as the Upper Nene Valley Gravel Pits SPA are protected.*

**Plan for the Borough of Wellingborough – Part 2 (Adopted February 2019)**

There are no specific policies of relevance to landscape planning within the Plan for the Borough of Wellingborough.



---

## LANDSCAPE CHARACTER ASSESSMENTS

This appendix presents a summary of the relevant published assessments relating to the application site and surrounding area. These wider character assessments are then used to provide the context for the local scale landscape assessment for the application site, which is based on additional desk-based analysis and fieldwork.

### National Character Areas

The site is located with National Character Area Profile: 89 Northamptonshire Vales, which has the following key characteristics:

- An open landscape of gently undulating clay ridges and valleys with occasional steep scarp slopes. There is an overall visual uniformity to the landscape and settlement pattern.
- Diverse levels of tranquillity, from busy urban areas to some deeply rural parts.
- Mixed agricultural regime of arable and pasture, with arable land tending to be on the broader, flat river terraces and smaller pastures on the slopes of many minor valleys and on more undulating ground.
- Relatively little woodland cover but with a timbered character derived largely from spinneys and copses on the ridges and more undulating land, and from waterside and hedgerow trees and hedgerows, though the density, height and pattern of hedgerows are varied throughout.
- A strong field pattern of predominantly 19th-century and – less frequently – Tudor enclosure.
- Distinctive river valleys of the Welland and the Nene, with flat flood plains and gravel terraces together with their tributaries (including the Ise). Riverside meadows and waterside trees and shrubs are common, along with flooded gravel pits, open areas of winter flooded grassland, and wetland mosaics supporting large numbers of wetland birds and wildfowl.
- Frequent large settlements that dominate the open character of the landscape, such as Northampton and Wellingborough, and associated infrastructure, including major roads, often visually dominant.
- Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent imposing spired churches are also characteristic, together with fine examples of individual historic buildings. Oundle is predominately built of limestone and has retained the older character of a market town.
- Relatively frequent, prominent historic parklands and country houses towards the outer edges and close to more wooded areas. Other characteristics include ridge and furrow and nationally important townships such as Sutton Bassett and Clipston.
- Localised high concentrations of threshing barns and high status timberframed farm buildings from the 18th century or earlier.

The boundary with Rockingham Forest NCA is approximately 5.2 km to the north of the site.

### Local Landscape Character Assessment

In April 2003, the Built and Natural Environment Service of Northamptonshire County Council appointed LDA Design (formerly Landscape Design Associates) to carry out a Current Landscape

---

Character Assessment of Northamptonshire. This publication identified the site as being located within an urban area outside, but adjacent to, the identified landscape character areas. The boundary with “Landscape Character Type 17: River Valley Floodplain ((d) River Ise Floodplain)” follows the route of the East Midlands to London trainline directly east of the site. The boundary with “Landscape Character Type 4: Rolling Ironstone Valley Slopes ((g) Irthlingborough Slopes)” follows the development extent of Wellingborough directly north of the site. The boundary of “Landscape Character Type 4: Rolling Ironstone Valley Slopes ((f) Kettering and Wellingborough Slopes)” runs approximately 600 m east of the site at its closest point.

A townscape assessment has not been undertaken as part of the Current Landscape Character Assessment (2003) and therefore urban areas have been excluded from LDA Design’s assessment. As the application sites lies outside the identified landscape character areas, this assessment focuses on the adjacent landscape character areas.

#### Landscape Character Type 17: River Valley Floodplain

There are four separate sections of “Landscape Character Type 17: River Valley Floodplain” within the county, associated with the River Cherwell, the River Tove and two narrow linear areas within Brampton Valley and the Ise Valley. The key characteristics of “Landscape Character Type 17: River Valley Floodplain” are as follows:

- Valleys principally underlain by Lias Group mudstone geology, with alluvium along tributaries that drain each of the floodplains, together with areas of sand and gravel;
- rivers follow a central course within the floodplain landscape;
- flat floodplain landscapes that vary in width, surrounded by gently rising valley sides;
- wide views over the predominantly open floodplain, contained by woodland and rising landform of surrounding landscape types;
- a productive agricultural landscape with varying cover of both arable and pastoral land, with a predominance of arable in the valleys of the Cherwell and Tove;
- Areas of neutral and calcareous grassland evident, often closely associated with areas of improved pasture;
- woodland cover is generally sparse, although limited small linear copses are evident along the course of rivers, railways and canals;
- concentrations of small woodlands and large parkland trees apparent around designed parklands;
- hedgerows often gappy and grown out, with reinforcing post and wire fences frequent, in particular around pastoral fields;
- limited semi-mature and mature hedgerow and river edge trees provide important vertical elements;
- settlement extremely limited within the floodplain, confined to small village settlements and isolated farms and dwellings;
- significant urban influences on floodplain landscapes from surrounding large scale settlements and associated infrastructure elements;
- few heritage features evident, confined primarily to fields of ridge and furrow. The outer edges of parkland landscapes are evident in many valleys;

- 
- roads across the floodplains vary from minor country lanes crossing the floodplain to busier 'A' roads, and on occasions motorways; and
  - recreational opportunities confined mainly to a network of footpaths, including numerous sections of national trails and leisure parks such as Wicksteed Park and Cosgrove Park.

The Current Landscape Character Assessment (2003) shows the site located adjacent to sub-character area (d) "River Ise Floodplain" of Landscape Character Type 17 (which follows the River Ise between Wellingborough and Kettering through the Ise Valley). The settlement of Burton Latimer divides the floodplain landscape, which is heavily influenced by the proximity of the large urban settlements of Wellingborough and Kettering. However, the floodplain landscape does retain some sections of rural character through screening vegetation. The area is characterised by a combination of both arable and pastoral land in fields of varying sizes.

Woodland cover, mainly confined to liner woods, is most abundant in this floodplain landscape than any other areas of the River Valley Floodplain. Settlements within the floodplain landscape are limited and consist of isolated farms and dwellings and an area of industrial units along Furnace Lane. Several quiet country roads cross the floodplain landscape with busier roads located to the north close to Kettering. Urban influences include high voltage pylons and the **Midlands Mainline Railway**. The church spire at Finedon is a notable feature and prominent on the horizon.

#### Landscape Character Type 4: Rolling Ironstone Valley Slopes

The landscape retains a quiet rural character, however, urban influences impact on the character and perception of wide tracts of the landscape. The landscape is busy, settled and primarily agricultural with views across extensive areas of productive farmland defined by well-maintained hedgerows. The key characteristics of "Landscape Character Type 4: Rolling Ironstone Valley Slopes" are as follows:

- Broad valley slopes dissected by numerous tributary streams;
- Ironstone geology expressed in local vernacular buildings and in rich red soils;
- rolling landform, extensive views and sense of exposure on some prominent locations;
- steep slopes adjacent to more elevated landscapes;
- numerous water bodies including the county's largest reservoir;
- productive arable farmland in medium and large scale fields predominates on elevated land although sheep and cattle pastures also prevalent, often in smaller fields adjacent to watercourses;
- agricultural practices create a patchwork of contrasting colours and textures extending across valley slopes;
- where broadleaved woodlands and mature hedgerow trees combine, these impart a sense of a well treed landscape;
- hedgerows generally low and well clipped although intermittent sections show evidence of decline;
- well settled with numerous villages and towns;
- landscape directly and indirectly influenced by the close proximity of many of the county's urban areas; and
- building materials vary although vernacular architecture and churches display the local ironstone.

---

The application site is adjacent on its northern boundary to sub-character area (f) “Kettering and Wellingborough Slopes” of Landscape Character Type 4. This character area is the largest within the Rolling Valley Slopes landscape type. Kettering urban area is relatively prominent in the character area, forming part of the eastern boundary. Rotherwell urban area is located in the northwest of character area. The character area comprises a gently rolling landscape of ridges and valleys orientated in a northeast to southwest direction. Wide views across surrounding landscapes are possible from the upper slopes, albeit woodland blocks intervene in a number of views. Views from the lower slopes are more channelled and contained.

Approximately 620 m east of the site’s eastern boundary is sub-character area (g) “Irthlingborough Slopes” of Landscape Character Type 4. The Irthlingborough Slopes Character Area surrounds, and is heavily influenced by, the Burton Wold Clay Plateau. Adjacent to the character area are the settlements of Burton Latimer and Irthlingborough. A series of valley and slopes orientated in on a northeast, southwest direction define the area. From the upper slopes of the character area, wide, uninterrupted open views are possible over the surrounding landscape, including views to surrounding urban areas which are often prominent on rising landform and ridgelines.

Other publications relating to the area but not assessed in detail include the Trees and Landscape SPD (adopted June 2013) which predominantly provides advice for residential development.

### **Landscape Attributes of the Existing Site and Immediate Surroundings**

The landscape attributes of the application site and the immediate surroundings have been examined below. A detailed site description is also provided within the Environmental Statement.

#### Natural Characteristics

The IBA site lies within a rectangular development plot on lower valley ground, which slopes gently upwards from east to west / northwest, rising from approximately 50mAOD to 60mAOD with a large embankment on the western boundary. The site consists of made ground which has been previously prepared but left to naturally seed and is now intensively managed grassland. Additional land to the south which will be subject to ecological enhancement as part of biodiversity net gain, includes roadside verge, urban trees and drainage basin.

The site is surrounded by gently rising valley sides with elevated ridges to the east and west. Intensively managed farmland comprising of medium to large scale fields lies beyond the site to the north and east. Directly east of the site lies the river valley floodplain. The river valley floodplain is underlain by Lias Group mudstone geology, with alluvium along tributaries that drain each of the floodplains, together with areas of sand and gravel. The mature treeline to the north is subject to a Tree Preservation Order Area (ref: A/1000/0104). Beyond this lies the rolling ironstone valley slopes which consist of broad valley slopes of ironstone geology, dissected by numerous tributary streams.

#### Cultural and Social Aspects

In its immediate setting, the site is located in the northeast corner of the Finedon Road Industrial Estate, which is a large, established industrial area on the north-eastern edge of Wellingborough. The surrounding land uses therefore consist of a mixture of B2 General industrial, B8 storage and/or distribution and Class E industrial processes. This includes a number of recycling and waste

---

management facilities and an aggregates and wood recycling facility on Rixon Road. The historic village of Finedon, which contains several heritage assets, is visible within the wider setting of the site. The area has a history of mining and quarrying. The remains of the old mineral railway located to the west of Finedon provides evidence of quarrying in the character area. New, large scale industrial development off Finedon Road/Wellingbrough Road roundabout is also a prominent feature in the wider landscape.

Scattered dwellings and farmsteads are located throughout the area, frequently set back from the roadside and accessed via a minor track, including:

- Home Farm located north of the northern site boundary, accessed off The Slips;
- Hillside Farm located east of the site and accessed via a private road;
- Shortland's Lodge north west of the site, accessed via a private road;
- Westfield Lodge to the north east of the site, accessed from Station Road; and
- Furnace cottages to the north of the site accessed from Furnace Lane.

The closest statutory designated heritage asset is the Grade II\* Listed Great Harrowden Hall Registered Park and Gardens, located roughly 750m northwest of the site. Harrowden Hall itself is Grade I Listed but is over 1.3km from the site. Finedon village Conservation Area and the Grade I Listed St Mary's Church is located over 1.8km to the northeast.

Recreational routes and facilities in the local area include the following:

- Holly Walk pocket park located on the south eastern edge of Finedon;
- Public right of way TK21/TH8/TH6/UL35 which follows the route of the river valley floodplain south to Wellingborough;
- Public right of way TK5/UM7 which follows Mill Lane north east until reaching Station Road, Finedon;
- Public right of way TK20 routing east from Hill Top Cottages along the unclassified road west of Furnace Cottages known as Furnace Lane;

### Aesthetic and Perceptual Aspects

The aesthetic and perceptual qualities of the application site and local area are summarised in Table 1, being divided into the main categories identified within recognised guidance<sup>2</sup>.

In summary, the site is located within a medium-scale industrial estate with medium to large-scale agricultural fields located the north and east of the site. The site is enclosed to the north by an existing tree belt and to the west by the midline railway. Being on east sloping ground the site is more open to the east and visible from rising ground on the other side of the valley side. The **Midlands Mainline Railway** directly east of the site provides noise and reduces tranquillity within the immediate and surrounding area of the site. The agricultural land cover is generally simple and of muted greens and browns depending on cultivation.

---

<sup>2</sup> Landscape Character Assessment – Countryside Agency and Scottish Natural Heritage (2002) – Paragraph 5.12

**Table 1**  
**Aesthetic and Perceptual Attributes of Application Site and Study Area**

Generic Aesthetic Attributes	Description of Attributes for Site and Study Area
Scale	<p>The site lies on the edge of an existing, medium scale industrial park. Beyond the site to the north and east are medium to large scale agricultural fields. The Midlands Mainline Railway is a large, linear feature extending north to south in close proximity to the site.</p> <p>The key characteristics for 'Landscape Character Type 4: Rolling Ironstone Valley Slopes' includes reference to:</p> <ul style="list-style-type: none"> <li>• <i>'Broad valley slopes dissected by numerous tributary streams'; and</i></li> <li>• <i>'productive arable farmland in medium and large scale fields predominates on elevated land'.</i></li> </ul> <p>The key characteristics for 'Landscape Character Type 17: River Valley Floodplain' includes reference to:</p> <ul style="list-style-type: none"> <li>• <i>'flat floodplain landscapes that vary in width, surrounded by gently rising valley sides'.</i></li> </ul>
Enclosure	<p>Being on east sloping ground the site is more open to the east and visible from rising ground on the other side of the valley side, albeit the existing tree belt to the north of the site provides partial screening. Raised ground levels accommodating the Midlands Mainline Railway also provide partial enclosure along the sites eastern boundary. Existing industrial development to the west and south of the site place the site within the wider enclosure of Finedon Road Industrial Estate.</p> <p>In the wider area, the undulating landform and woodland cover creates a variety of enclosure, with the hill tops possessing wide open views in many cases.</p> <p>The key characteristics for 'Landscape Character Type 4: Rolling Ironstone Valley Slopes' includes reference to:</p> <ul style="list-style-type: none"> <li>• <i>'rolling landform, extensive views and sense of exposure on some prominent locations'.</i></li> </ul> <p>The key characteristics for 'Landscape Character Type 17: River Valley Floodplain' includes reference to:</p> <ul style="list-style-type: none"> <li>• <i>'wide views over the predominantly open floodplain, contained by woodland and rising landform of surrounding landscape types'; and</i></li> </ul>



	<ul style="list-style-type: none"> <li>• <i>‘woodland cover is generally sparse, although limited small linear copses are evident along the course of rivers, railways and canals’.</i></li> </ul> <p>On a smaller, landscape character scale, landscape character area 17d (River lse Floodplain) is described as having a combination of both arable and pastoral land in fields of varying sizes. Landscape character area 4f (Kettering and Wellingborough Slopes) typically comprises large to medium scale arable fields interspersed with semi improved pasture, often smaller in scale and largely grazed by sheep.</p>
<b>Diversity</b>	<p>The IBA site itself is a simple, managed grassland site with limited diversity located within the wider extent of an industrial park, with associated hard and soft landscape elements.</p> <p>The rolling ironstone valley slopes are perceived as busy, settled and primarily agricultural. The river valley floodplain is perceived as having a simple character with reoccurring elements such as arable and pastoral land and linear deciduous copses. The wider landscape is more diverse with industrial development, residential development, agricultural fields and farmsteads and the Midlands Mainline Railway. Overall this is a settled, diverse landscape with a variety of old and new land uses.</p>
<b>Texture</b>	<p>The application site is generally smooth, consisting of managed grassland with perimeter, self-seeded planting. The wider industrial site consists of large, industrial sheds which add roughness, albeit with roadside verges, urban trees and drainage basin which add further texture.</p> <p>The agricultural fields to the north and east are smooth, with hedgerows and trees adding roughness. The woodland, individual farmsteads, settlements and industrial areas and Midlands Mainline Railway add further localised roughness.</p>
<b>Form and Line</b>	<p>The existing industrial site is angular with horizontal and vertical planes and straight lines. The proposed development will also include horizontal and vertical planes, however, the form will be more varied than the existing rectangular sheds. The woodland belt which borders the site to the north has angular boundaries with a more irregular edge formed by individual trees and shrubs.</p> <p>The agricultural fields to the north and east of the site are more gently rolling / sloping, with hedgerows which have a regular form and line. The properties are angular, with various buildings. The hill tops in the wider area include curved lines and form, relating to the undulating topography.</p> <p>The railway gantries, power lines and wind turbines provide a linear, horizontal form within the wider landscape.</p>

<b>Colour</b>	<p>The site itself comprises muted greens from the managed grassland, road side verge and drainage basin to the south. The tree belts to the north and south are darker green, with grey tarmac following the southern boundary of the site. Agricultural practices have created a patchwork of contrasting colours across valley slopes, with a baseline of muted greens and browns (depending on cultivation). Grey railway gantries and power lines cut through the wider landscape.</p> <p>The industrial park comprises white, light grey and darker metallic tones and surfaces. Traffic within and around the site and on the road network provides more colourful and contrasting elements in the local area landscape.</p>
<b>Balance</b>	<p>The site, and immediate setting of the industrial park, is balanced in the context of forming part of the wider extent of Wellingborough urban area. The landscape to the north and east of the site which comprises undulating agricultural fields, farmsteads and small settlements is relatively balanced, albeit broken up by the Midlands Mainline Railway running through the landscape, and the urban influences of Wellingborough.</p> <p>The wider area is generally an unbalanced landscape due to the varied large scale land uses.</p>
<b>Movement</b>	<p>Land to the north and east of the site generates significantly less movement than land to the south and west, due to the rural character of this area in comparison the urban movements associated with Wellingborough. The Midlands Mainline Railway reduces tranquillity close to, and within the wider area of, the site.</p>
<b>Pattern</b>	<p>The existing industrial park comprises an organised pattern of industrial development and access roads.</p> <p>The agricultural fields and properties to the north and east of the site and surrounding areas are in a generally organised, but varied pattern and the road network appears to relate appropriately to the landform and landcover. The Midlands Mainline Railway, however, cuts through the area along a straight / diagonal line and is discordant to the underlying pattern.</p>

### Classification of the Existing Site and Immediate Surroundings

The analysis of existing landscape attributes has concluded that the study area is generally consistent with the published key characteristics in the various aforementioned documents at the beginning of this appendix.

At a local level, the application site is classified as being “Urban land”, but on the edge of “Farmed River Valley Floodplain and Slopes”.





---

## METHOD STATEMENT FOR ZTVS

Zone of Theoretical Visibility (ZTV) calculations have been undertaken using survey data in combination with OS Terrain 5 (for the surrounding digital terrain in LSS software (McCarthy Taylor)).

The ZTV results are based on the existing topography of the site only, as shown on Drawing LVIA/3, and do not take account of the screening effects of any buildings or vegetation:

The receptor point grid interval was set to 25m, with a 1.6 eye height (above the digital terrain model) and covered an area of approximately 4km radius from the site boundary.

The following target points were positioned across the site area and used for the ZTV:

- E 489686.706, N 270718.477, 61.608 m AOD
- E 489702.142, N 270647.575, 61.695 m AOD
- E 489745.905, N 270657.413, 61.711 m AOD
- E 489730.639, N 270727.298, 61.798 m AOD
- E 489708.927, N 270722.548, 65.690 m AOD
- E 489724.532, N 270652.494, 65.649 m AOD
- E 489716.390, N 270573.789, 54.693 m AOD
- E 489713.168, N 270588.207, 54.693 m AOD
- E 489787.971, N 270689.302, 65.582 m AOD
- E 489795.944, N 270692.355, 65.542 m AOD
- E 489764.903, N 270681.330, 66.149 m AOD
- E 489761.849, N 270693.373, 66.219 m AOD
- E 489757.778, N 270731.029, 58.737 m AOD



---

## INDIVIDUAL VIEWPOINT ASSESSMENT

This appendix provides an analysis of the existing views and predicted changes to the individual representative viewpoints.

### Viewpoint 1 – View from Finedon / Wellingborough Road roundabout

Viewpoint 1 is located at the Finedon / Wellingborough Road roundabout approximately 1.4 km south east of the site. Visual receptors at this viewpoint are primarily passing road users, including recreational cyclists, and pedestrians of the adjacent Finedon / Wellingborough Road footpath / cyclepath. Additional visual receptors include employees at St. Modwen Park, an industrial and logistics park which is currently under construction.

Road users at this location would have a low sensitivity to the type of change proposed, due to the following:

- low susceptibility of road users (travellers where the view is incidental to journey); and
- low value views where the landscape and views towards the site are dominated by the development at St. Modwen Park and industrial development at Meadow Close and Finedon Road Industrial Park beyond.

Employees at St. Modwen Park, where the view is incidental to their journey / place of work, have a low sensitivity to the type of change proposed, due to the following:

- low susceptibility of employees (people at their place of work whose attention may be focused on their work or activity); and
- low value views where the landscape and views towards the site are dominated by the development at St. Modwen Park and industrial development at Meadow Close and Finedon Road Industrial Park beyond.

Recreational users of the roadside footpath and cycle path would have a medium sensitivity to the type of change proposed, due to the following:

- high susceptibility of people engaged in outdoor recreation (where their attention is likely to be focused on the landscape and countryside views); and
- low value views where the landscape and views towards the site are dominated by the development at St. Modwen Park and industrial development at Meadow Close and Finedon Road Industrial Park beyond.

The viewpoint is in “Area 4g: Irthingborough Slopes character area. Refer to Drawing [LVIA/4](#) for a panoramic photographic record of existing views. The drawings show slightly elevated and medium to long-distance views of settled woodland and trees within and around Wellingborough to the west of the application site. Views of the application site are obstructed somewhat at this viewpoint by the development under construction at St. Modwen Park which comprises planning permission for three large industrial sheds and includes a perimeter security fence.

The River Ise valley floor is out of sight at this viewpoint, with glimpsed views of railway gantries only partly visible amongst vegetation. Beyond the application site is rising agricultural land, vegetation and

---

farm buildings associated with Home Farm. Medium to long-distance views of settled farmland within Kettering and Wellingborough Slopes character area is also visible beyond the application site and the wider panorama.

The proposed development would not involve the removal of the woodland belt adjacent to the site or any vegetation of particular landscape and visual value. The medium to long-distance views beyond the application site would be retained with no permanent intrusion to the skyline; the development would be set down on the lower part of the valley and mostly obscured by intervening features (new building, fence and vegetation). The upper parts / roof of the proposed buildings may be visible amongst vegetation and backgrounded by the valley side. Taller cranes may also be visible during the temporary construction phases.

The magnitude of change to the view and visual amenity would be slight and neutral during short-term construction phases and once the plant is operational:

- the size or scale of change to views would be negligible, with the new building forms resulting no change in composition, involving features already present in the view and being glimpsed and barely perceptible. The degree of contrast within the landscape is negligible, given the existing and new industrial uses visible at this viewpoint;
- the geographical extent would be small, as the development is some distance away (over 1.4 km) and the wider panorama would be unchanged. Road and footpath users are anticipated to be primarily focussed on the direction of travel, which would be uninterrupted and in line with Finedon / Wellingborough Road (for southbound travellers), whilst the development is offset to the west; and
- the duration of construction phases would be short-term, whereby the constructed plant would be a permanent feature.

Any glimpsed and passing views for road users along Finedon / Wellingborough Road would be mostly screened by St. Modwen Park and no more than minor and neutral.

The overall potential effect relating to the changes to views and visual amenity upon recreational pedestrians using the adjacent footpath and cycle path to Finedon / Wellingborough Road would be moderate to minor and neutral.

The overall potential effect on employees of St. Modwen Park would be minor and neutral.

## **Viewpoint 2 – View looking from Harrowden Road**

Viewpoint 2 is situated by a public bench off Harrowden Road. Visual receptors at this viewpoint are representative primarily of road users of Harrowden Road and occasional recreational walkers utilising the public bench and informal footpaths along neighbouring field boundaries.

Road users along Harrowden Road at this location have a low to medium sensitivity to the type of change proposed, due to the following:

- low susceptibility of road users (travellers where the view is incidental to journey), ; and
- community value views where the landscape and views towards the site are dominated by roadside vegetation and tree cover during the summer months, with medium and long distance



---

views of the settled farmland and wider rolling valley. being more prevalent during the winter months

Recreational visitors at this location would have a medium to high sensitivity to the type of change proposed, due to the following:

- high susceptibility of people engaged in outdoor recreation (where their attention is likely to be focused on the landscape and countryside views); and
- community value views where the landscape and views towards the site are dominated by roadside vegetation and tree cover during the summer months, with medium and long distance views of the settled farmland and wider rolling valley being more prevalent during the winter months. This location includes a facility for enjoyment (seating).

The viewpoint is in “Area 4g: Irthingborough Slopes” character area. Refer to Drawing LVIA/2 for a panoramic photographic record of existing views which show slightly elevated, but generally close-in and enclosed views due to the mature roadside vegetation. The drawings show glimpsed slightly elevated and medium to long-distance views of settled woodland and trees within and around Wellingborough to the west of the application site, including part of the existing Finedon Road Industrial Estate.

The River Ise and **Midlands Mainline Railway** are set down within the river valley and out of sight, with the application site is set on the slightly rising valleyside land beyond (albeit mostly obscured by intervening roadside trees). Existing ridgeline trees form the distant skyline and the overall setting of the viewpoint is rural and relatively tranquil.

The proposed development does not involve the removal of the woodland belt adjacent to the site or any vegetation of particular landscape and visual value. The medium to long-distance views beyond the application site would be retained with no intrusion to the skyline. The development would be set down on the lower part of the valley and mostly obscured by intervening vegetation. The upper parts / roof of the proposed buildings may be visible amongst vegetation and backgrounded by the valleyside. Taller cranes may be visible during the temporary construction phases.

The magnitude of change to the view and visual amenity would be slight and neutral during construction and once the plant is operational:

- the size or scale of change to views would be negligible with the new building forms resulting no change in composition, involving features already present in the view and being glimpsed and barely perceptible;
- the geographical extent would be small, as the proposed development is some distance away (approximately 1.3 km). The wider panorama would be unchanged. Road users are anticipated to be primarily focussed on the direction of travel, which would be in line with the site (for westbound travellers) and perpendicular for recreational walkers utilising the public bench; and
- the duration of construction phases would be short-term, whereby the constructed plant would be a permanent feature.

Any glimpsed and passing views for road users along Harrowden Road would be partially screened by the existing roadside vegetation and no more than minor and adverse.

---

The overall potential effect relating to the changes to views and visual amenity upon recreational visitors would be moderate to minor and neutral.

### **Viewpoint 3 – View looking from The Slips / Harrowden Road / public right of way TH6 junction**

Viewpoint 3 is situated on the junction between The Slips / Harrowden Road looking south where public right of way TH6 meets the road. Visual receptors at this viewpoint are primarily recreational visitors along the public right of way (TH6) with some passing views possible from road users of Harrowden Road / The Slips.

Recreational visitors at this location would have a medium to high sensitivity to the type of change proposed, due to the following:

- high susceptibility of people engaged in outdoor recreation (where their attention is likely to be focused on the landscape and countryside views); and
- Medium – local authority value views whereby elements of rural, rolling farmland are combined with industrial development and other man-made structures in the direction of the site. Power Lines and railway gantries are a prominent feature at this viewpoint. Associated with Sub regional Green Infrastructure Corridor Nene and Ise Valleys.

Road users at this location have a low sensitivity to the type of change proposed, due to the following:

- low susceptibility of road users (travellers where the view is incidental to journey); and
- community value views whereby elements of rural, broad valley farmland are combined with industrial development and other man-made structures in the direction of the site. Power lines and railway gantries are a prominent feature at this viewpoint.

The viewpoint is in “Area 17d: River Ise Floodplain” character area. Refer to Drawing LVIA/6 for a panoramic photographic record of existing views which show relatively open views of the River Ise floodplain. The viewpoint is in a low-lying position in relation to the surrounding broad valley slopes which in conjunction with mature trees and vegetation limits the availability of longer range views. Power lines and railway gantries are visible in the foreground of the application site, which is partially screened by the existing tree belt to the east, and the landform which is slightly raised to accommodate the **Midlands Mainline Railway**. Existing industrial and commercial development at Finedon Road Industrial Estate is also visible at this location.

Refer to Drawing LVIA/7 for illustrative a 3D perspective view of the proposed development mass and also wireline mark-up of the baseline photography, to show position and scale of change. The proposed development would alter part of the skyline in this location, due to the low-lying position of the viewpoint and height of the proposed buildings. However, the proposed development would not be the highest point within the skyline, which is already broken by existing power lines and the railway gantries and includes rising valley side landform and mature trees. The proposed development would be similar scale and character to the existing industrial development west of the application site.

The proposed development does not involve the removal of the woodland belt adjacent to the site or any vegetation of particular landscape and visual value. Whilst this provides some screening, this would vary with the time of year (with winter views being more filtered / transparent). The proposed

---

development would not obscure any medium / long distance views in this location. Taller cranes may be visible during the temporary construction phases.

The magnitude of change to the view and visual amenity would be medium adverse during the construction phase, and as the plant becomes operational:

- the size or scale of change to views would be small with the new building forms resulting in a limited change to composition, involving features already present in the view and being partial / restricted only. However the buildings would be perceptible and bring the existing industrial development closer to this location;
- the geographical extent would be medium, as the proposed development would extend across a moderate angle of the view, albeit offset slightly from the direction of travel along the footpath and road corridor and at less than 300m away;
- the duration of vegetation clearance and construction of the proposed development would be short-term, whereby the constructed plant would be a permanent feature.

Thus, the overall potential effect relating to the changes to views and visual amenity upon recreational visitors at this location would be moderate and adverse.

Visual effects for road users would be moderate / minor and adverse.

#### **Viewpoint 4 – View looking south east from Home Farm**

Viewpoint 4 is situated just south of Home Farm off The Slips minor road. Visual receptors at this viewpoint are primarily residential receptors and workers at Home Farm, with some glimpsed views from road users along The Slips.

Residential receptors would have a medium to high sensitivity to the type of change proposed, due to the following:

- high susceptibility of residents (where views contribute to the landscape setting enjoyed at this location); and
- community value views where the landscape and views towards the site although not designated is rural and settled in character (with some man-made structures present).

Road users and workers at this location have a low to medium sensitivity to the type of change proposed, due to the following:

- low susceptibility of road users (travellers where the view is incidental to journey) and farm workers (people at their place of work whose attention may be focused on their work or activity); and
- community value views where the landscape and views towards the site, although not designated is rural and settled in character (with some man-made structures present).

The viewpoint is in “Area 4f: Kettering and Wellingborough Slopes” character area. Refer to Drawings LVIA/8 for a panoramic photographic record of existing views, and which shows elevated, long distance views of the broad valley slopes and clay plateau character areas. The River Ise and **Midlands Mainline Railway** are set down within the river valley and out of sight. The viewpoint is in an elevated position

---

compared to the application site, which is positioned on the downward valley slope. The adjacent tree belt provides moderate screening of the proposed development, however this would provide less of a visual screen during winter months. The surrounding land comprises of large, intensively farmed agricultural fields whereby historic field boundaries have been removed. The wind turbine farm situated north of Finedon is clearly visible, breaking the skyline. Industrial development off Furnace Lane and railway gantries are clearly visible in the middle ground, and the settlement of Burton Latimer beyond.

Refer to Drawing LVIA/9 for illustrative a 3D perspective view of the proposed development mass and also wireline mark-up of the baseline photography, to show position and scale of change. The proposed development does not involve the removal of the woodland belt adjacent to the site or any vegetation of particular landscape and visual value. The proposed development would be almost completely obscured by landform and tree belt, although this would vary with the time of year (with winter views being more filtered / transparent). Taller cranes may be visible during the temporary construction phases.

The magnitude of change to the view and visual amenity would be slight and adverse during both the construction phase and upon operation of the plant:

- the size or scale of change to views would be small with the new building forms resulting in a limited change in composition and being glimpsed and barely perceptible. Nevertheless the development would consist of an addition of industrial development in this location, which is currently well screened from the existing Finedon Road Industrial Park.;
- the geographical extent would be small, as although the application site is relatively close to this specific viewpoint location (approximately 350 m away), the proposed development is set down from the viewpoint and would occupy a narrow angle view. Home Farm residential property faces south, obscuring direct views of the site. Road and footpath users are anticipated to be primarily focussed on the direction of travel, which would be un-interrupted and the development being offset; and
- the duration of vegetation clearance and construction of the proposed development would be short-term, whereby the constructed plant would be a permanent feature.

Thus, the overall potential effect relating to the changes to views and visual amenity upon residents of Home Farm would be moderate to minor and adverse during both the short term construction phase and permanent operation of the plant.

Road users along The Slips would be no more than minor and adverse during both the short term construction phase and permanent operation of the plant.

#### **Viewpoint 5 – View looking south from public right of way TK21**

Viewpoint 5 is situated looking south on public right of way TK21. Visual receptors at this viewpoint are primarily recreational walkers with some limited views possible from road users of Furnace Lane. Residential properties along Furnace Lane have no view of the site due to intervening vegetation and elevated landform.

Recreational visitors at this location would have a medium to high sensitivity to the type of change proposed, due to the following:

- 
- high susceptibility of people engaged in outdoor recreation (where their attention is likely to be focused on the landscape and countryside views); and
  - Medium – local authority value views, where elements of rural, broad valley farmland combined with industrial development and other man-made structures in the direction of the site. Power lines and railway gantries are a prominent feature at this viewpoint. Associated with Sub regional Green Infrastructure Corridor Nene and Ise Valleys.

Road users at this location have a low to medium sensitivity to the type of change proposed, due to the following:

- low susceptibility of road users (travellers where the view is incidental to journey); and
- community value views, where elements of rural, broad valley farmland are combined with some man-made structures in the direction of the site. Power lines and railway gantries are a prominent feature at this viewpoint.

The viewpoint is in “Area 17d: River Ise Floodplain” character area. Refer to Drawing LVIA/10 for a panoramic photographic record of existing views which shows medium to long distance rural views of the valley floodplain and slopes beyond. Views of the Irthlingborough Slopes to the west are generally obscured by an existing hedgerow and tree belt in this location. Tranquillity is influenced by the Midlands Mainline Railway and the railway gantries form a prominent visual feature, breaking the skyline. Distant elements of industrial development at Finedon Road Industrial Park also break the skyline at points.

The proposed development would be mostly screened by the tree belt adjacent to the site and the railway gantries would provide detracting intervening elements. Taller cranes may be visible during the temporary construction phases.

The magnitude of change to the view and visual amenity would be slight and adverse during both the construction phase and operation of the plant:

- the size or scale of change to views would be negligible with the new building forms resulting in no change to composition, involving features already present in the view ( given the existing visibility of industrial development and prominent railway gantries in this location) and being glimpsed only / barely perceptible; and
- the geographical extent would be small, as the proposed development is some distance away (approximately 1.4 km) and occupy a very narrow angle of view. Recreational visitors are likely to be focused on the landscape and countryside views in the direction of the site, however the change in view is most prevalent for visitors travelling southbound only; and
- the duration of vegetation clearance and construction of the proposed development would be short-term, whereas the operational plant would be a permanent feature.

Thus, the overall potential effect relating to the changes to views and visual amenity upon recreational visitors would be moderate to minor and adverse, whilst for road users at this location would be minor and adverse.

#### **Viewpoint 6 – View looking south west opposite the entrance of Westfield Lodge**

---

Viewpoint 6 is situated at the entrance to Westfield Lodge, off Station Road. Visual receptors at this viewpoint include passing views from road users along Station Road and pedestrians using the adjacent public footpath. The barn, approximately 50m east of Westfield Lodge Farmhouse is a Grade II Listed Building.

Road users at this location have a low to medium sensitivity to the type of change proposed, due to the following:

- low susceptibility of road users (travellers where the view is incidental to journey); and
- community value views, where elements of rural, rolling farmland are combined with some distant man-made structures / commercial development in the direction of the site.

Recreational visitors at this location have a medium to high sensitivity to the type of change proposed, due to the following:

- high susceptibility of people engaged in outdoor recreation (where their attention is likely to be focused on the landscape and countryside views); and
- community value views, where elements of rural, rolling farmland are combined with some distant man-made structures / commercial development in the direction of the site.

The viewpoint is in the “Area 4g: Irthingborough Slopes” character area. Refer to Drawings LVIA/11 for a panoramic photographic record of existing views which shows elevated and expansive long-distance views of settled farmland, with some screening in the direction of the site provided by mature trees. Existing industrial development at Finedon Road Industrial Park is visible on the rising valley slope. The skyline is generally un-broken and generally dominated by vegetation. Wind turbines are partially visible along the skyline from long-distance views to the east of Westfield Lodge.

The proposed development would be set down on the lower valley side and backgrounded. It would be partially obscured by the tree belt adjacent to the site boundary, fencing and railway gantries, although this would vary with the time of year (with winter views being more filtered / transparent). Taller cranes may be visible during the temporary construction phases.

The magnitude of change to the view and visual amenity would be slight and neutral during both the construction phase and operation of the plant:

- the size or scale of change to views would be negligible with the new building forms resulting in no change to composition, involving features already present in the view (given the existing visibility of industrial development associated with and to the west of Finedon Road Industrial Park) and being glimpsed only; and
- the geographical extent would be negligible, as the proposed development is some distance away (approximately 2.1 km) and would occupy a very narrow angle of view. Road users are likely to be focussed on the direction of travel and the road corridor, with the development being offset. Whilst recreational visitors are more likely to be focused on the landscape and wider countryside views, they would nevertheless be aware of the road corridor and passing vehicles; and
- the duration of vegetation clearance and construction of the proposed development would be short-term, whereby the operational plant would be a permanent feature.

---

Thus, the overall potential effect relating to the changes to views and visual amenity upon road users would be minor and neutral and for recreational visitors would be moderate / minor and neutral.

### **Viewpoint 7 – View from Station Road near Finedon cemetery**

Viewpoint 7 is situated on the footpath adjacent to Station Road, near to Finedon cemetery and the private entrance to Debdale Grove residential property. Visual receptors at this viewpoint are primarily road users, although there may be recreational walkers along the adjacent roadside pavement and also visitors to Finedon cemetery.

Road users at this location have a low to medium sensitivity to the type of change proposed, due to the following:

- low susceptibility of road users (travellers where the view is incidental to journey); and
- community value views, where elements of rural, rolling farmland are combined with some distant man-made structures / commercial development in the direction of the site.

Recreational visitors at this location have a medium to high sensitivity to the type of change proposed, due to the following:

- high susceptibility of people engaged in outdoor recreation (where their attention is likely to be focused on the landscape and countryside views); and
- community value views, where elements of rural, rolling farmland are combined with some distant man-made structures / commercial development in the direction of the site.

The viewpoint is in the “Area 4g: Irthlingborough Slopes” character area. Refer to Drawings LVIA/12 for a panoramic photographic record of existing views which show an elevated position which is relatively enclosed along the road side in the direction of the site by mature hedges and trees, with some longer distance views available towards the site through a gap in the hedgerow. The application site sits within the wider context of Finedon Road Industrial Park, which is set down from residential development within Wellingborough beyond the industrial park.

The proposed development would be set down on the lower valley side and backgrounded. It would be partially obscured by the tree belt which is adjacent to the application site, although this would vary with the time of year (with winter views being more filtered / transparent). Taller cranes may be visible during the temporary construction phases.

The magnitude of change to the view and visual amenity would be slight and neutral during both the construction phase and operation of the plant:

- the size or scale of change to views would be negligible with the new building forms resulting in no change to composition, involving features already present in the view and in a barely perceptible change;
- the geographical extent would be negligible, as the proposed development is some distance away (2 km) and a very small angle of view would be affected. Road users are anticipated to be primarily focussed on the direction of travel and the road corridor, which is perpendicular to the development and would be uninterrupted. Whilst recreational visitors are more likely

---

to be focused on the landscape and wider countryside views, they would nevertheless be aware of the road corridor and passing vehicles; and

- the duration of vegetation clearance and construction of the proposed development would be short-term, whereby the constructed plant would be a permanent feature.

Thus, the overall potential effect relating to the changes to views and visual amenity upon road users would be minor and neutral and recreational visitors would be moderate / minor and neutral.

### **Viewpoint 8 – View looking south west from the informal footpath at Holly Walk**

Viewpoint 8 is situated on the northern field boundary adjacent to Holly Walk residential cul-de-sac and approximately 30 m east of the woodland boundary associated with Holly Walk Pocket Park. Visual receptors at this location are predominantly recreational walkers of the informal footpath which runs along the field boundary and connects with Holly Walk Pocket Park to the west. Holly Walk Pocket Park is a designated Local Open Space (Borough of Wellingborough Plan: Policy GI 2) and a popular route for local recreational walkers and has been created along the dismantled railway line which once ran between Finedon and Wellingborough. Additional visual receptors represented by this location include local residents of Holly Walk cul-de-sac and Dolben close and other properties on the edge of Finedon.

Recreational visitors at this location would have a medium to high sensitivity to the type of change proposed, due to the following:

- high susceptibility of people engaged in outdoor recreation (where their attention is likely to be focused on the landscape and countryside views); and
- community value views, where elements of rural, rolling farmland are combined with some distant man-made structures / commercial development in the direction of the site.

Residential receptors would have a medium to high sensitivity to the type of change proposed, due to the following:

- high susceptibility of residents (**where** views contribute to the landscape setting enjoyed by residents in the area); and
- community value views, where elements of rural, rolling farmland are combined with some distant man-made structures / commercial development in the direction of the site.

The viewpoint is in “Area 4g - Irthingborough Slopes” character area. Refer to Drawings LVIA/12 for a panoramic photographic record of existing views which show an elevated position with strong enclosure to the east via an existing tree belt along Holly Walk Pocket Park. The application site forms part of the long distance view across the valley to the settlement of Wellingborough, whereby industrial and residential development is visible, albeit partially obscured by mature trees.

The proposed development would be set down on the lower valleyside and be backgrounded / would not break the skyline..

The proposed development would be partially obscured by the tree belt adjacent to the application site although this would vary with the time of year (with winter views being more filtered / transparent). Taller cranes may be visible during the temporary construction phases.



---

The magnitude of change to the view and visual amenity would be slight and neutral during both the construction phase and operation of the plant:

- the size or scale of change to views would be negligible, with the new building forms resulting in no change to composition, involving features already present in the view and whilst perceptible, would be partial only;
- the geographical extent would be small, as the development is some distance away (c 1.6 km) and would occupy a narrow part of the view and the wider panorama would be unchanged. Several residential properties on the edge of the settlement face towards the site, albeit partly obscured by garden vegetation. Recreational users are anticipated to be primarily focussed on more immediate views, due to the enclosed field boundaries, which would be unaltered; and
- the duration of vegetation clearance and construction of the proposed development would be short-term, whereby the constructed plant would be a permanent feature.

Thus, the overall potential effect relating to the changes to views and visual amenity upon recreational visitors and residential receptors would be moderate / minor and neutral during both the short term construction phase and operation of the plant.

# Heatons

Planning Environment Design

## Heatons

The Arc, 6 Mallard Way, Pride Park, Derby. DE24 8GX

tel: 01332 949656 web: [www.heatonplanning.co.uk](http://www.heatonplanning.co.uk)

Heatons is the trading name for Heaton Planning Ltd.

Registered office – 12 Bridgford Road, West Bridgford, Nottingham, NG2 6AB. Registered No. 4786259